



REGULAR MEETING AGENDA

City of Black Hawk City Council
211 Church Street, Black Hawk, CO

May 11, 2022
3:00 p.m.

RINGING OF THE BELL:

1. CALL TO ORDER:

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

3. AGENDA CHANGES:

4. CONFLICTS OF INTEREST: (Council disclosures are on file w/City Clerk & Sec. of State)

5. EMPLOYEE

INTRODUCTIONS: Nate Geerdes, Police Officer
Sheyla Romero, Police Officer
Scott Brooks, Firefighter
Steven Roybal, Firefighter
Lindsey Sweeney, Firefighter

6. PRESENTATION: Retirement of Jim Ford, Water Manager

7. PUBLIC COMMENT: *Please limit comments to 5 minutes*

8. APPROVAL OF MINUTES: April 27, 2022

9. PUBLIC HEARINGS:

A. Resolution 35-2022, A Resolution Conditionally Approving a Certificate of Architectural Compatibility for an Amendment to the Comprehensive Sign Plan for the Bally's East Casino (Golden Gulch)

B. Resolution 36-2022, A Resolution Conditionally Approving a Certificate of Architectural Compatibility for an Amendment to the Comprehensive Sign Plan for the Bally's North Casino (Mardi Gras)

C. Resolution 37-2022, A Resolution Conditionally Approving a Certificate of Architectural Compatibility for an Amendment to the Comprehensive Sign Plan for the Bally's West Casino (Golden Gates)

10. ACTION ITEMS:

A. Resolution 38-2022, A Resolution Approving the License Agreement Between the City of Black Hawk, Colorado and Boulder Mountainbike Alliance

11. CITY MANAGER REPORT:

12. CITY ATTORNEY REPORT:

13. EXECUTIVE SESSION:

Executive Session to instruct negotiators regarding City-owned land on Gregory Hill, the Gregory Street HARD District, and other City-owned property, pursuant to C.R.S § 24-6-402(4)(e).

14. ADJOURNMENT:

MISSION STATEMENT

The mission of the City of Black Hawk is to progressively provide cost effective programs and services of the highest quality to the community



City of Black Hawk New Employee Introduction



Nate Geerdes
Police Officer

I am a police officer with the City of Black Hawk. I am enjoying my time getting to know the city and all of the employees here. All the people in the police department and all city departments have been very kind and welcoming. I went to the University of Northern Iowa and graduated with a degree in Nonprofit Organization Administration. I worked in the non-profit field for several years before deciding to go back to school to become a police officer. I've been in law enforcement for over ten years. I grew up in Iowa but moved to Colorado in 2007. I live in Arvada with my wife and our 5-year-old son.

I love spending time with my son, we love to go fishing, and he's learning to play golf. My wife and I enjoy hanging out in Olde Town Arvada, trying new restaurants, sporting events, concerts, and hosting friends at our house!



City of Black Hawk New Employee Introduction



Sheyla Romero
Police Officer

I was born in El Paso, Texas, and raised in Denver, Colorado. I graduated from Denver North High School, where I enjoyed playing soccer and basketball. I was in Culinary Arts school part-time during my freshman and sophomore years. I graduated from Dental Assisting school in 2016 and was a dental assistant for three years.

Before joining the Black Hawk Police Department, I was a security officer and dispatcher for the Monarch Casino. During my time working at the casino, I met many police officers and got along with them very well. I began learning more about the city every day and decided to pursue my Law Enforcement career with them. The City of Black Hawk allowed me to attend the Red Rocks Community College Law Enforcement program, where I graduated in December and began the Field Training Program in January.

I enjoy customizing shoes, playing sports, and going to any live sports events during my free time. I have two dogs, and we enjoy outdoor activities.

I plan to grow with this department and make a lasting career in the City of Black Hawk. I look forward to serving the community and getting to meet everyone.



City of Black Hawk New Employee Introduction



Scott Brooks
Firefighter

I am a new firefighter with the City of Black Hawk. Everyone at the City has been super friendly and professional. I have been in the fire service for 13 years. Most recently, I spent the last 8 years with the Colorado Division of Fire Prevention and Control as a lead firefighter and engine boss.

I grew up in New Jersey and moved to Colorado in 2008. I live in Denver with my wife Tonia and my daughter Emma who is 6. I play with FC Denver Soccer, a competitive men's league. I enjoy hanging out with my daughter and wife. Our family time is often spent at the Denver Zoo and walking to our neighborhood ice cream shop. I also enjoy volunteering at my daughter's school. I plan to be with the City until I retire and I look forward to meeting everyone.



City of Black Hawk New Employee Introduction



Steven Roybal
Firefighter

Hello! My name is Steven and I am one of the new Firefighters for the city of Black Hawk. Everyone that I've had the opportunity to meet has been very welcoming, from both the department as well as throughout the City which has made onboarding a very memorable experience.

I am born and raised in Lakewood, CO, currently reside in Westminster, and am very fortunate to come from a large family that has most of their roots planted in Denver. Staying active has always been important to me and playing and watching sports has always been a passion of mine. You will always find me cheering and supporting the home teams, especially the Broncos! Growing up I never thought about the idea of becoming a Firefighter and really discovered my passion for the Fire Service about 7 years ago while working in Law Enforcement. For the past two years I have been a Volunteer Firefighter for Timberline Fire Protection District, and have grown to love the community throughout my time with the department. With that, I can't express enough how excited I am to get the opportunity to stay close to "home" as I continue to grow throughout my fire career with Black Hawk. With family being one of my core values and strongest motivators in my life, I am definitely blessed to be a part of a second family here with the City of Black Hawk. Those who know me well, know that I am a very outgoing individual and someone that you can always depend on. As I continue throughout my career here in the City, if you see me out and about, never hesitate to stop and say "Hi" as I am anxious to get to know all of you who truly make Black Hawk the best place to work!



City of Black Hawk New Employee Introduction



Lindsey Sweeney
Firefighter

I grew up in the mountains of Evergreen, Colorado, playing sports, skiing, and mountain biking. I studied exercise physiology and business at CU Boulder where I also started racing mountain, track, and road bikes. After graduating, I moved to Nederland and started ski patrolling at Eldora while also working in sales.

While I still ride mountain bikes and ski in my spare time, I also love to SUP, hike with my pup, camp, read, workout, 4wheel, and hang out at home in Nederland. I have an 8 year old who I enjoy doing these activities with now. We adopted a puppy last year, a lab/husky mix.

I have been a volunteer for Nederland Fire for the past 5 years. I am very excited about my new position as a firefighter for Black Hawk to serve this mountain community and be a part of a strong team. I am in my first week, but loving the people I am working with and absorbing all I can.



**City of Black Hawk
City Council**

April 27, 2022

MEETING MINUTES

Gary Moore, Executive Director of the Colorado Mountain Bike Association (COMBA), rang the bell to open the meeting.

1. **CALL TO ORDER:** Mayor Spellman called the regular meeting of the City Council to order immediately following the Elected Official Training on Wednesday, April 27, 2022 at 3:00 p.m.
2. **ROLL CALL:** Present were: Mayor Spellman, Aldermen Armbright, Bennett, Johnson, Midcap, Moates, and Torres.

Staff Present: City Attorney Hoffmann, City Manager Cole, Police Chief Moriarty, Finance Director Hillis, City Clerk/Administrative Services Director Greiner, HR Generalist Brubaker, Public Works Director Isbester, City Engineer Reed, Community Planning & Development Director Linker, Baseline Consultants Harris and Rivas, and Deputy City Clerk Martin.

PLEDGE OF ALLEGIANCE: Mayor Spellman led the meeting in the recitation of the Pledge of Allegiance.
3. **AGENDA CHANGES:** Deputy City Clerk Martin confirmed there were no changes to the agenda.
4. **CONFLICTS OF INTEREST:** City Attorney Hoffmann asked Council to declare any Conflicts of Interest on any issue appearing on the agenda this afternoon other than those previous disclosures and conflicts that have already been disclosed and are on file with the City Clerk and Secretary of State. City Council noted no conflicts.

City Attorney Hoffmann asked the audience if there were any objections to any member of the Council voting on any issue on the agenda this afternoon. There were no objections noted.

5. EMPLOYEE
INTRODUCTION:

Carrie Brubaker, HR Generalist

City Clerk/Administrative Services Director Greiner introduced the City's new HR Generalist Carrie Brubaker. Carrie is a local of Gilpin County and just recently came from Eldora Ski Resort, where she was in charge of all the hiring, including 600 annual seasonal workers. She was warmly welcomed.

6. PRESENTATION:

Mayor Spellman presented Executive Director Gary Moore of the Colorado Mountain Bike Association (COMBA) a check for \$25,000 as a donation on behalf of the City, representing COMBA's work on the Hard Money and Fast Money trails and their single handling of the marketing of those trails through their website and word of mouth. The Hidden Treasure trailhead and Maryland Mountain/Quartz Valley have become very popular, and the Hard Money mountain bike trail has become the most popular trail in the state right now. The City is very appreciative of their efforts.

7. PUBLIC COMMENT:

Deputy City Clerk Martin stated three people had signed up to speak.

Tom Feeney, resident and business owner, thanked the Mayor and City Council for their presentation to COMBA and said he thinks our trails will compete with Moab within 10 years. He went on to say he thinks the houses at Mountain City should be used for retail or offices, not storage. Mayor Spellman commented that we now refer to that area by its true historical name of Gregory Point. He confirmed that is the plan, and the design is complete, with a little tweaking still needed in front of the barn area, and once those renovations are finished, it can be opened to new tenants. He added that most of what is stored in those historic houses is from the Lace House, and once the Lace House Museum is completed then that storage will free up those houses for retail or office space; it is a process. Mr. Feeney was happy to hear the Lace House would be made into a museum and thought the City also needed a visitor center. He then asked for an update on the Post Office area signs that Council had already approved for those businesses.

Mayor Spellman asked Vince Harris from Baseline Engineering to provide an update on the signs. Mr. Harris said they met yesterday with a potential sign company for the two free-standing signs. There are still some electrical items to work through and fix, but he is hopeful within the next couple of weeks to have a contract, and then a four-five week install. He noted the banner proofs are out to be fabricated, and the poles are ordered, so they are in process.

Tyrone Nagle, of 231 Chase Street, spoke on the bear problem on Chase Street of tipping over garbage cans and opening car doors. He said he walks home after work late at night and has come face to face with the bear several times. He has called the Police Department and the Division of Wildlife. He said even though the City does provide bear-proof trash cans, not everyone is using them correctly. Mayor Spellman suggested a notice be sent to residents as a reminder of bear season and for the City to purchase bear spray to make available to the residents. Chief Moriarty said the officers, when called, will not haze the bears but will shoo them along and encouraged continuing to educate the neighbors. She said she will be at a meeting with the Division of Wildlife tomorrow and will bring it up with them. Mr. Nagle thanked everyone and mentioned that it was the same bear from the last few years.

John Burtschi, the owner of B&C Coffee Shop, thanked the City for their continued assistance but voiced his concern that it has been two years since opening his shop, and he still has the same complaint about the lighting. As he extends his hours to accommodate for summer, his employees are not wanting to work until 10:30 at night and then walk outside in a dark parking lot, and even though his shop lights are on and his open sign is on, the dim lights of the building make it look like the business is closed. Public Works Director Isbester said they had replaced four globe lights on the wall with LED lights, and all the other fixtures are on order with long delays. City Manager Cole said it is a process as they update the street lighting first, then upgrade the fixtures on the building, and then reviewing to see where to add more lighting. Mr. Burtschi thanked everyone for their time and reiterated that it just needs to be brighter.

8. APPROVAL OF
MINUTES:

April 13, 2022

**MOTION TO
APPROVE**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Armbright to approve the Minutes as presented.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

9. PUBLIC HEARINGS:

A. CB6, An Ordinance Repealing Section 8-111 of the City of Black Hawk Municipal Code

Mayor Spellman read the title and opened the public hearing.

City Attorney Hoffmann introduced this Ordinance that would eliminate the current restrictions and restrictive routes for bicycles; all roads will

now be open to all traffic. Mayor Spellman noted it is a trial to see if there are any future safety and traffic concerns; if so Council can always come back and reinstate it.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on CB6, an Ordinance repealing Section 8-111 of the City of Black Hawk Municipal Code open and invited anyone wanting to address the Board either “for” or “against” the proposed Ordinance to come forward.

No one wished to speak, and Mayor Spellman declared the Public Hearing closed.

MOTION TO APPROVE

Alderman Torres **MOVED** and was **SECONDED** by Alderman Moates to approve CB6, an Ordinance repealing Section 8-111 of the City of Black Hawk Municipal Code open.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

B. CB7, An Ordinance Amending Section 6-78 of the Black Hawk Municipal Code Relating to Festival Permits

Mayor Spellman read the title and opened the public hearing.

City Attorney Hoffmann explained minor revisions to the Festival Permit process, which would create festival hours to be consistent with special event hours and to request an initial 30 days’ submission prior to the event vs. the state’s 10-day requirement. He said all subsequent festivals would stay at 10 days.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on CB7, an Ordinance amending Section 6-78 of the Black Hawk Municipal Code relating to Festival Permits open and invited anyone wanting to address the Board either “for” or “against” the proposed Ordinance to come forward.

Tom Feeney, City resident and business owner, voiced his appreciation of simplifying the process, and he supports the changes.

No one else wished to speak, and Mayor Spellman declared the Public Hearing closed.

MOTION TO APPROVE

Alderman Midcap **MOVED** and was **SECONDED** by Alderman Bennett to approve CB7, an Ordinance amending Section 6-78 of the Black Hawk Municipal Code relating to Festival Permits.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

C. CB8, An Ordinance Amending Section 4-192(b)(25) of the Black Hawk Municipal Code Regarding Occupational Taxes for Liquor-Licensed Establishments

Mayor Spellman read the title and opened the public hearing.

City Attorney Hoffmann stated that this Ordinance is a significant simplification and a cost reduction for those liquor licenses not in gaming. He explained that licensees within gaming establishments or located within a gaming district would pay \$700 for their annual liquor tax, whereas those outside of gaming would pay \$50 annually. He continued that this was a de minimis increase and did not require a vote under TABOR.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on CB8, an Ordinance amending Section 4-192(b)(25) of the Black Hawk Municipal Code regarding Occupational Taxes for Liquor-Licensed Establishments open and invited anyone wanting to address the Board either “for” or “against” the proposed Ordinance to come forward.

No one wished to speak, and Mayor Spellman declared the Public Hearing closed.

MOTION TO APPROVE

Alderman Armbright **MOVED** and was **SECONDED** by Alderman Johnson to approve CB8, an Ordinance amending Section 4-192(b)(25) of the Black Hawk Municipal Code regarding Occupational Taxes for Liquor-Licensed Establishments.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

D. CB9, An Ordinance Approving the FTA Section 5311 American Rescue Plan (ARP) Act Grant Administered by Colorado Department of Transportation, Division of Transit and Rail with the City of Black Hawk dba Black Hawk and Central City Tramway in an Amount not to Exceed \$166,039.00

Mayor Spellman read the title and opened the public hearing.

Public Works Director Isbester received another grant through CDOT for the operation of the tramway and asked Council to accept it.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on CB9, an Ordinance approving the FTA Section 5311 American Rescue Plan (ARP) Act Grant Administered by Colorado Department of Transportation, Division of Transit and Rail with the City of Black Hawk dba Black Hawk and Central City Tramway in an amount not to exceed \$166,039.00 open and invited anyone wanting to address the Board either “for” or “against” the proposed Ordinance to come forward.

No one wished to speak, and Mayor Spellman declared the Public Hearing closed.

**MOTION TO
APPROVE**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Armbright to approve CB9, an Ordinance approving the FTA Section 5311 American Rescue Plan (ARP) Act Grant Administered by Colorado Department of Transportation, Division of Transit and Rail with the City of Black Hawk dba Black Hawk and Central City Tramway in an amount not to exceed \$166,039.00.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

E. Resolution 27-2022, A Resolution Conditionally Approving a Certificate of Architectural Compatibility for the Gregory Street Comprehensive Sign Plan Amendment

Mayor Spellman read the title and opened the public hearing.

Baseline Consultants Harris and Rivas presented this item for additional signage at Crook's Palace, the Livery Lot, St. Charles Carriage House, Gregory Street Plaza, the Bobtail Mine, and Gregory Point, all of which were included in the packet. Also, the Gregory Street HARD District Business Marketing Association has the authority to organize and promote events within their District and can propose temporary signs for approval from the HARD District Sign Committee. Mr. Harris said all the signs would be black painted metal letters except for the St. Charles Carriage House, which will be painted directly onto the brick.

Alderman Midcap asked where the sandwich board signs will be allowed because the City typically doesn't allow them. Mr. Harris replied that they are now permitted within the HARD District for each of the businesses located at the plaza due to the larger space available there. He said they would be allowed on Gregory Point as well, but they can't impede ADA or sidewalk access. It was confirmed that the determining factor is if there is enough of an area to display them. Mr. Harris said there are some extra sandwich board signs for the Marketing Association if they need some for various events.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on Resolution 27-2022, a Resolution conditionally approving a Certificate of Architectural Compatibility for the Gregory Street Comprehensive Sign Plan amendment open and invited anyone wanting to address the Board either "for" or "against" the proposed Resolution to come forward.

No one wished to speak, and Mayor Spellman declared the Public Hearing closed.

**MOTION TO
APPROVE**

Alderman Moates **MOVED** and was **SECONDED** by Alderman Torres to approve Resolution 27-2022, a Resolution conditionally approving a Certificate of Architectural Compatibility for the Gregory Street Comprehensive Sign Plan amendment.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

F. Resolution 28-2022, A Resolution Conditionally Approving a Certificate of Architectural Compatibility for an Amendment to the Comprehensive Sign Plan for the Isle Horseshoe Casino and Hotel

Mayor Spellman read the title and opened the public hearing.

Baseline Consultants Harris and Rivas went through their presentation for the rebranding of the Isle Casino to the Isle-Horseshoe Casino, which was included in the packet.

Tyrone Nagle, resident at 231 Chase Street, was concerned about the new self-park sign made of brick by the shotcrete near Miners Road. He said he shovels the snow and wondered what kind of drift that would create over the roadway. City Attorney Hoffmann interjected that Council is only reviewing the signs themselves, and any maintenance caused by the signs is the property owner's obligation.

Norris Hamilton, Vice-President and General Manager for the Isle and Lady Luck Casinos, was present to discuss the rebranding. He said the Horseshoe brand is a better name recognition for this market here in the City, and that rewards guests understand the value. He added that the Horseshoe brand would fit in much nicer in the mountains of Black Hawk than the Isle brand ever did.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on Resolution 28-2022, a Resolution conditionally approving a Certificate of Architectural Compatibility for an amendment to the Comprehensive Sign Plan for the Isle Horseshoe Casino and Hotel open and invited anyone wanting to address the Board either "for" or "against" the proposed Resolution to come forward.

Tom Feeney, City resident and business owner, congratulated everyone on the rebranding, and he thought it would be a big benefit for the City on so many levels. He went on to say that having Caesar's here in Black Hawk is incredible.

No one else wished to speak, and Mayor Spellman declared the Public Hearing closed.

**MOTION TO
APPROVE**

Alderman Midcap **MOVED** and was **SECONDED** by Alderman Johnson to approve Resolution 28-2022, a Resolution conditionally approving a Certificate of Architectural Compatibility for an amendment to the Comprehensive Sign Plan for the Isle Horseshoe Casino and Hotel.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

10. ACTION ITEMS:

A. Resolution 29-2022, A Resolution Approving an Agreement for Professional Services Between the City of Black Hawk and Independent Painting

Mayor Spellman read the title.

Community Planning & Development Director Linker introduced this item. She said the previous paint contractor notified her department that he is concentrating only on commercial projects at this time and respectfully declined to work on the City's residential paint program, aside from his warranty obligations. She contacted Eric Miller of Independent Painting, a local painter in Gilpin County. She said they conducted site inspections yesterday, and he is very excited to be involved in the program.

Alderman Midcap asked about the process and the cost. Ms. Linker explained that the homeowner is responsible for all of the repairs required by her department prior to approval in the program. If approved by the homeowner, then she will share those with Mr. Miller, who will provide individual proposals per property. Once she determines which property owners still want to participate in the program, she will bring those proposals before Council at their second meeting in May.

**MOTION TO
APPROVE**

Alderman Armbright **MOVED** and was **SECONDED** by Alderman Bennett to approve Resolution 29-2022, a Resolution approving an agreement for Professional Services between the City of Black Hawk and Independent Painting.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

B. Resolution 30-2022, A Resolution Approving a Change Order on a Time and Materials Basis with Grapes and Sons for Stacking Boulder Retaining Walls and Hydroseeding Slopes in the Amount Not to Exceed \$134,320.75

Mayor Spellman read the title.

Public Works Director Isbester explained the new storage area in the Public Works area created by Grapes and Sons as they moved rock up there from the cleanup off Highway 119. He said they started stacking boulder retaining walls that now require some seeding to this area and other sloped areas.

**MOTION TO
APPROVE**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Torres to approve Resolution 30-2022, a Resolution approving a Change Order on a time and materials basis with Grapes and Sons for stacking boulder retaining walls and hydroseeding slopes in the amount not to exceed \$134,320.75.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

C. Resolution 31-2022, A Resolution Approving the General License Between the City of Black Hawk, Colorado and the Gregory Street Hard District Business Marketing Association

Mayor Spellman read the title.

City Attorney Hoffmann introduced this general license agreement for the Gregory Street Plaza to the Gregory Street HARD District Business Marketing Association. He said the Association would be the gatekeepers for the plaza in terms of events and approving licenses to sub-licensees, subject to City Manager approval. He added that the City would still have priority for the right to use the plaza and that this agreement avoids Council from having to approve every license agreement for the many events potentially planned for that space.

**MOTION TO
APPROVE**

Alderman Armbright **MOVED** and was **SECONDED** by Alderman Bennett to approve Resolution 31-2022, a Resolution approving the General License between the City of Black Hawk, Colorado and the Gregory Street Hard District Business Marketing Association.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

D. Resolution 32-2022, A Resolution Approving the 2022-2023 Contract with Delta Dental in the Estimated Amount of \$118,938 for Group Dental Insurance

E. Resolution 33-2022, A Resolution Approving the 2022-2023 Contract with Kaiser Permanente in the Estimated Amount of \$1,004,978 for Group Health Insurance

Mayor Spellman combined these items and read the titles.

City Clerk/Administrative Services Director Greiner introduced these items. She was happy to report that every benefits carrier gave us a rate pass, which means no increases. She said she was anticipating double-digit increases to make up losses from Covid, but with the help of the City's broker, IMA of Colorado, the rates were negotiated down due to an overall decrease in claims by the great work of our employee's claim management in keeping those claims down.

**MOTION TO
APPROVE**

Alderman Moates **MOVED** and was **SECONDED** by Alderman Torres to approve Resolution 32-2022, a Resolution approving the 2022-2023 contract with Delta Dental in the estimated amount of \$118,938 for Group Dental Insurance, and Resolution 33-2022, a Resolution approving the 2022-2023 contract with Kaiser Permanente in the estimated amount of \$1,004,978 for Group Health Insurance.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

F. Resolution 34-2022, A Resolution Approving the First Amendment to Commercial Lease with JKQ Consolidated, LLC for the Property Located at 200 Gregory Street, Black Hawk, Colorado

Mayor Spellman read the title.

Finance Director Hillis recommended this amendment to JKQ's lease to shift the financial responsibility for the water service from the tenant to the City. He said the larger tap monthly base fees would be a hardship for the new tenant, and the City would like to help them be successful.

**MOTION TO
APPROVE**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Midcap to approve Resolution 34-2022, a Resolution approving the First Amendment to Commercial Lease with JKQ Consolidated, LLC for the property located at 200 Gregory Street, Black Hawk, Colorado.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

**11. CITY MANAGER
REPORTS:**

City Manager Cole was pleased to announce the Certificate of Achievement for Excellence in Financial Reporting award for the 2021 audit of the year 2020. He wanted to recognize Finance Director Hillis and all staff for a job well done; it's a great accomplishment.

12. CITY ATTORNEY:

City Attorney Hoffmann had nothing to report.

13. EXECUTIVE
SESSION:

City Attorney Hoffmann recommended items number 2 and 5. The specific legal issues related to potential legislation, and the issues for instructing negotiators related to City owned land and City owned property.

**MOTION TO ADJOURN
INTO EXECUTIVE
SESSION**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn into Executive Session at 4:02 p.m. to hold a conference with the City's attorney to receive legal advice on specific legal questions pursuant to C.R.S. § 24-6-402(4)(b), and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously.

**MOTION TO
ADJOURN**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn the Executive Session at 4:25 p.m.

MOTION PASSED

There was no discussion, and the motion **PASSED** unanimously

14. ADJOURNMENT:

Mayor Spellman declared the Regular Meeting of the City Council adjourned at 4:25 p.m.

Melissa A. Greiner, CMC
City Clerk

David D. Spellman
Mayor

RESOLUTION 35-2022
A RESOLUTION
CONDITIONALLY
APPROVING A
CERTIFICATE OF
ARCHITECTURAL
COMPATIBILITY FOR AN
AMENDMENT TO THE
COMPREHENSIVE SIGN
PLAN FOR THE BALLY'S
EAST CASINO (GOLDEN
GULCH)

**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

Resolution No. 35-2022

**TITLE: A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF
ARCHITECTURAL COMPATIBILITY FOR AN AMENDMENT TO THE
COMPREHENSIVE SIGN PLAN FOR THE BALLY’S EAST CASINO
(GOLDEN GULCH)**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BLACK HAWK, COLORADO, THAT:

Section 1. The City Council hereby conditionally approves the Certificate of
Architectural Compatibility for an Amendment to the Comprehensive Sign Plan for the Bally’s
East Casino (Golden Gulch), with the following conditions:

- A. Proper building, electrical, and sign permits shall be applied for and approved prior to the
installation of any new sign;
- B. During building permit application, signs within this application will need to be stamped
by a Colorado licensed professional engineer. referencing the 2015 IBC Appendix H;
Sections H105 for Wind, Seismic and Attachments;
- C. The building façade shall be repaired and finished where signs are either removed or
replaced; repairs must be completed and finished to match the existing material and color
of the building façade; and
- D. The Certificate of Architectural Compatibility approval is valid for up to 6 months from
the approval date.

RESOLVED AND PASSED this 11th day of May, 2022.

David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, CMC, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Black Hawk Board of Aldermen shall hold a public hearing concerning a request for a Comprehensive Sign Plan to remove existing Golden Gulch exterior signage, and replace with Bally's signage that is similar in square footage. Located on property described in Exhibit A and generally located at Bally's East (Formerly Golden Gulch), 321 Main Street, pursuant to the City of Black Hawk zoning ordinance.

The public hearing is to be held before the City of Black Hawk Board of Aldermen on Wednesday, May 11, 2022, at 3:00 p.m. or as soon as possible thereafter. The public hearing shall be held in the City of Black Hawk Council Chambers, located at 211 Church Street, Black Hawk, CO 80422, or at such other time or place in the event this hearing is adjourned.

ALL INTERESTED PARTIES MAY ATTEND

Melissa A. Greiner, CMC
City Clerk

EXHIBIT A

S: 7 T: 3S R: 72W Subd: BLACK HAWK Block: 049 Lot: 011 AND:- Lot:12 INC SLIVER
PCLS DESC 621/242 (PCLS SOUTH OF LOTS 11 & 12)

CITY OF BLACK HAWK

REQUEST FOR COUNCIL ACTION

SUBJECT:

To consider a Resolution to approve a Certificate of Architectural Compatibility Amending a Comprehensive Sign Plan for Bally's East Casino (Golden Gulch) (22BH-PL03).

RECOMMENDATION:

Staff recommends the following motion to the Mayor and Board of Aldermen:

MOTION TO APPROVE A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF ARCHITECTURAL COMPATIBILITY FOR AN AMENDMENT TO THE COMPREHENSIVE SIGN PLAN FOR THE BALLY'S EAST CASINO (GOLDEN GULCH).

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The City of Black Hawk has received an application from Chuck Boncordo, YESCO, requesting approval of a Comprehensive Sign Plan for Bally's East Casino. The application proposes to remove the existing Golden Gulch signage and replace with new signage of similar size that reflects the property's rebranding. Refer to the Staff Report included with this Request for Council Action

AGENDA DATE:

May 11, 2022

WORKSHOP DATE:

N/A

FUNDING SOURCE:

N/A

DEPARTMENT DIRECTOR APPROVAL:

[X]Yes []No

STAFF PERSON RESPONSIBLE:

Cynthia L. Linker
CP&D Director

DOCUMENTS ATTACHED:

Resolution 35-2022
Staff Report
Bally's East CSP

RECORD:

[]Yes [X]No

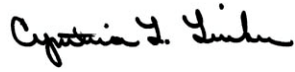
CoBH CERTIFICATE OF INSURANCE REQUIRED

[]Yes [X]No

CITY ATTORNEY REVIEW:

[]Yes [X]N/A

SUBMITTED BY:

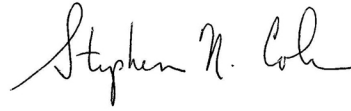


Cynthia L. Linker, CP&D Director



Vincent Harris, AICP, Baseline Corporation

REVIEWED BY:



Stephen N. Cole, City Manager

RESOLUTION 36-2022

**A RESOLUTION
CONDITIONALLY
APPROVING A
CERTIFICATE OF
ARCHITECTURAL
COMPATIBILITY FOR AN
AMENDMENT TO THE
COMPREHENSIVE SIGN
PLAN FOR THE BALLY'S
NORTH CASINO (MARDI
GRAS)**

**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

Resolution No. 36-2022

**TITLE: A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF
ARCHITECTURAL COMPATIBILITY FOR AN AMENDMENT TO THE
COMPREHENSIVE SIGN PLAN FOR THE BALLY’S NORTH CASINO
(MARDI GRAS)**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BLACK HAWK, COLORADO, THAT:

Section 1. The City Council hereby conditionally approves the Certificate of
Architectural Compatibility for an Amendment to the Comprehensive Sign Plan for the Bally’s
North Casino (Mardi Gras), with the following conditions:

- A. Proper building, electrical, and sign permits shall be applied for and approved prior to the
installation of any new sign;
- B. During building permit application, signs within this application will need to be stamped
by a Colorado licensed professional engineer. referencing the 2015 IBC Appendix H;
Sections H105 for Wind, Seismic and Attachments;
- C. The building façade shall be repaired and finished where signs are either removed or
replaced; repairs must be completed and finished to match the existing material and color
of the building façade; and
- D. The Certificate of Architectural Compatibility approval is valid for up to 6 months from
the approval date.

RESOLVED AND PASSED this 11th day of May, 2022.

David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, CMC, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Black Hawk Board of Aldermen shall hold a public hearing concerning a request for a Comprehensive Sign Plan to remove existing Mardi Gras exterior signage, and replace with Bally's signage that is similar in square footage. Located on property described in Exhibit A and generally located at Bally's North (Formerly Mardi Gras), 300 Main Street, pursuant to the City of Black Hawk zoning ordinance.

The public hearing is to be held before the City of Black Hawk Board of Aldermen on Wednesday, May 11, 2022, at 3:00 p.m. or as soon as possible thereafter. The public hearing shall be held in the City of Black Hawk Council Chambers, located at 211 Church Street, Black Hawk, CO 80422, or at such other time or place in the event this hearing is adjourned.

ALL INTERESTED PARTIES MAY ATTEND

Melissa A. Greiner, CMC
City Clerk

EXHIBIT A

S: 7 T: 3S R: 72W MINE: MILL SITE #34 - CT (AKA: IDAHO PT OF) MINE: MILL SITE #36 - CT (LESS PT FOR HWY & LESS W 135FT DESC 227/138) MINE: MILL SITE #37 - CT (LESS PT DEEDED TO GILPIN COUNTY FOR HWY DESC 214/76) Subd: 300 MAIN STREET MINOR SUBDIVISION Lot: 1 AND TRACT A

CITY OF BLACK HAWK
REQUEST FOR COUNCIL ACTION

SUBJECT:

To consider a Resolution to approve a Certificate of Architectural Compatibility Amending a Comprehensive Sign Plan for Bally's North Casino (Mardi Gras) (22BH-PL04).

RECOMMENDATION: Staff recommends the following motion to the Mayor and Board of Aldermen:

MOTION TO APPROVE A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF ARCHITECTURAL COMPATIBILITY FOR AN AMENDMENT TO THE COMPREHENSIVE SIGN PLAN FOR THE BALLY'S NORTH CASINO (MARDI GRAS)

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The City of Black Hawk has received an application from Chuck Boncordo, YESCO, requesting approval of a Comprehensive Sign Plan for Bally's North Casino. The application proposes to remove the existing Mardi Gras signage and replace with new signage of similar size that reflects the property's rebranding. Refer to the Staff Report included with this Request for Council Action

AGENDA DATE: May 11, 2022

WORKSHOP DATE: N/A

FUNDING SOURCE: N/A

DEPARTMENT DIRECTOR APPROVAL: ☒ Yes ☐ No

STAFF PERSON RESPONSIBLE: Cynthia L. Linker
CP&D Director

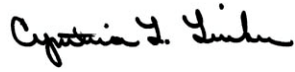
DOCUMENTS ATTACHED: Resolution 36-2022
Staff Report
Bally's North CSP

RECORD: ☐ Yes ☒ No

CoBH CERTIFICATE OF INSURANCE REQUIRED ☐ Yes ☒ No

CITY ATTORNEY REVIEW: ☐ Yes ☒ N/A

SUBMITTED BY:



Cynthia L. Linker, CP&D Director



Vincent Harris, AICP, Baseline Corporation

REVIEWED BY:



Stephen N. Cole, City Manager

RESOLUTION 37-2022
A RESOLUTION
CONDITIONALLY
APPROVING A
CERTIFICATE OF
ARCHITECTURAL
COMPATIBILITY FOR AN
AMENDMENT TO THE
COMPREHENSIVE SIGN
PLAN FOR THE BALLY'S
WEST CASINO (GOLDEN
GATES)

**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

Resolution No. 37-2022

TITLE: A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF ARCHITECTURAL COMPATIBILITY FOR AN AMENDMENT TO THE COMPREHENSIVE SIGN PLAN FOR THE BALLY’S WEST CASINO (GOLDEN GATES)

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:

Section 1. The City Council hereby conditionally approves the Certificate of Architectural Compatibility for an Amendment to the Comprehensive Sign Plan for the Bally’s West Casino (Golden Gates), with the following conditions:

- A. Proper building, electrical, and sign permits shall be applied for and approved prior to the installation of any new sign;
- B. During building permit application, signs within this application will need to be stamped by a Colorado licensed professional engineer. referencing the 2015 IBC Appendix H; Sections H105 for Wind, Seismic and Attachments;
- C. The building façade shall be repaired and finished where signs are either removed or replaced; repairs must be completed and finished to match the existing material and color of the building façade; and
- D. The Certificate of Architectural Compatibility approval is valid for up to 6 months from the approval date.

RESOLVED AND PASSED this 11th day of May, 2022.

David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, CMC, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Black Hawk Board of Aldermen shall hold a public hearing concerning a request for a Comprehensive Sign Plan to remove existing Golden Gates exterior signage, and replace with Bally's signage that is similar in square footage. Located on property described in Exhibit A and generally located at Bally's West (Formerly Golden Gates), 261 Main Street, pursuant to the City of Black Hawk zoning ordinance.

The public hearing is to be held before the City of Black Hawk Board of Aldermen on Wednesday, May 11, 2022, at 3:00 p.m. or as soon as possible thereafter. The public hearing shall be held in the City of Black Hawk Council Chambers, located at 211 Church Street, Black Hawk, CO 80422, or at such other time or place in the event this hearing is adjourned.

ALL INTERESTED PARTIES MAY ATTEND

Melissa A. Greiner, CMC
City Clerk

EXHIBIT A

S: 7 T: 3S R: 72W Subd: GOLDEN GATES MINOR SUBD Block: 039 Lot: W-11 751/62
IMPS FORMERLY KNOWN AS BLK 39 PT OF LOT 8 & LOTS 9-12

CITY OF BLACK HAWK
REQUEST FOR COUNCIL ACTION

SUBJECT:

To consider a Resolution to approve a Certificate of Architectural Compatibility Amending a Comprehensive Sign Plan for Bally's West Casino (Golden Gates) (22BH-PL05).

RECOMMENDATION:

Staff recommends the following motion to the Mayor and Board of Aldermen:

MOTION TO APPROVE A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF ARCHITECTURAL COMPATIBILITY FOR AN AMENDMENT TO THE COMPREHENSIVE SIGN PLAN FOR THE BALLY'S WEST CASINO (GOLDEN GATES)

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The City of Black Hawk has received an application from Chuck Boncordo, YESCO, requesting approval of a Comprehensive Sign Plan for Bally's West Casino. The application proposes to remove the existing Golden Gates signage and replace with new signage of similar size that reflects the property's rebranding. Refer to the Staff Report included with this Request for Council Action

AGENDA DATE:

May 11, 2022

WORKSHOP DATE:

N/A

FUNDING SOURCE:

N/A

DEPARTMENT DIRECTOR APPROVAL:

☒ Yes ☐ No

STAFF PERSON RESPONSIBLE:

Cynthia L. Linker
CP&D Director

DOCUMENTS ATTACHED:

Resolution 37-2022
Staff Report
Bally's West CSP

RECORD:

☐ Yes ☒ No

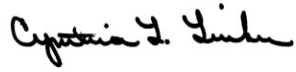
CoBH CERTIFICATE OF INSURANCE REQUIRED

☐ Yes ☒ No

CITY ATTORNEY REVIEW:

☐ Yes ☒ N/A

SUBMITTED BY:



Cynthia L. Linker, CP&D Director



Vincent Harris, AICP, Baseline Corporation

REVIEWED BY:



Stephen N. Cole, City Manager

Staff Report

**STAFF REPORT: Certificate of Architectural Compatibility for a Comprehensive Sign Plan
Amendment for the Isle-Horseshoe Casino rebranding.**

For: City Council
Project: 22BH-PL03, 22BH-PL04, 22BH-PL05–Bally’s East, North, and West
Comprehensive Sign Plans
Property Address: 321, 300, 261 Main Street
Applicant: Chuck Boncordo, YESCO, LLC (Sign Company)
Zoning: GOLD District
Prepared by: Alyssa Rivas, Baseline Corporation
Approved by: Vincent Harris, Baseline Corporation
Reviewed by: Cynthia Linker, CP&D



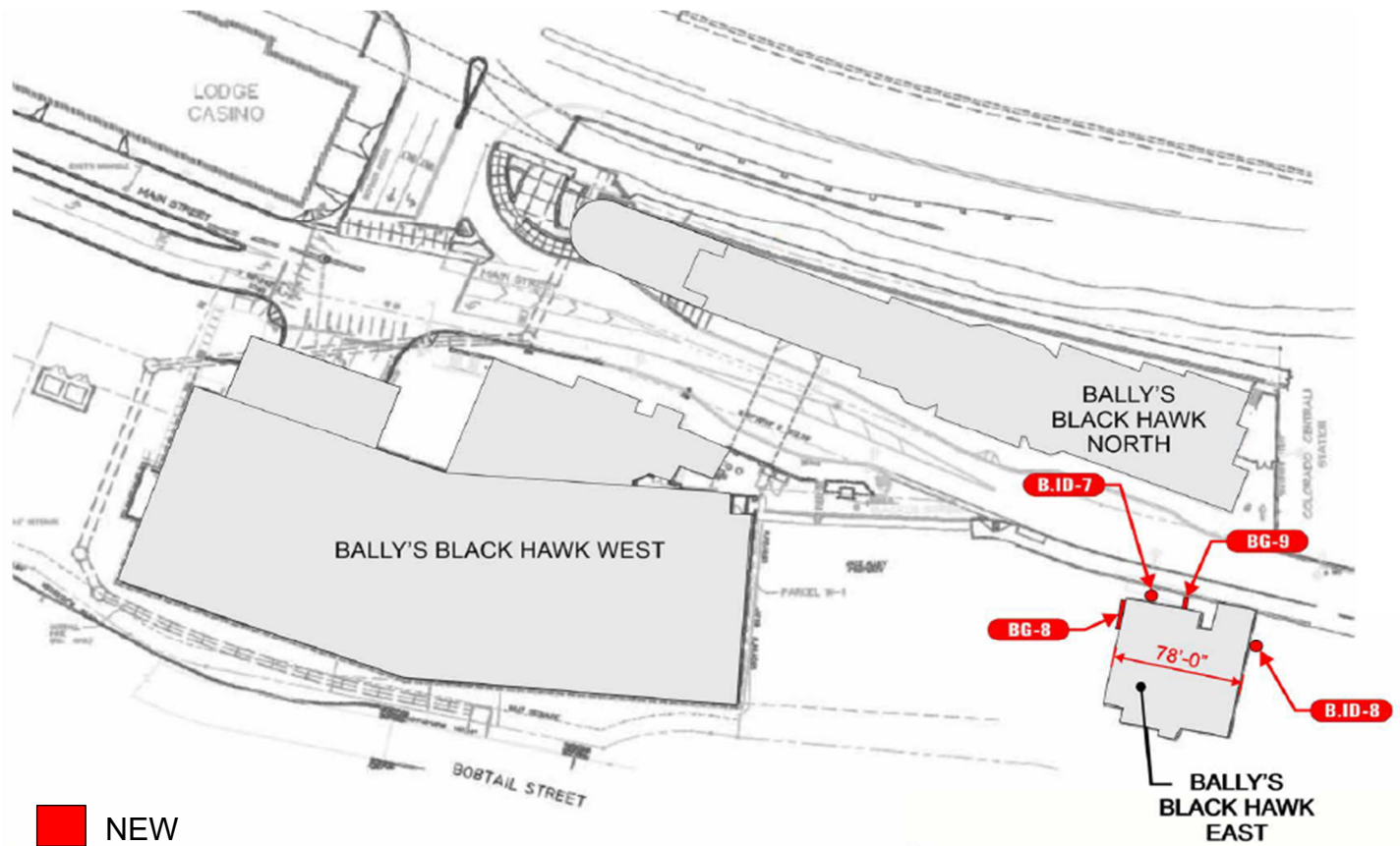
BACKGROUND:

On January 14, 2022 the City of Black Hawk received an application for a Certificate of Architectural Compatibility from Bally’s Black Hawk. The casino is rebranding from the Golden Gulch Casino (321 Main St), Mardi Gras Casino (300 Main St), and the Golden Gates Casino (261 Main St), into one Bally’s identity. The three locations will be identified as Bally’s East, Bally’s North, and Bally’s West. The application proposes an amendment to two existing Comprehensive Sign Plans (CSP) for all three properties. The CSP proposes to remove all existing Golden Gulch, Mardi Gras, and Golden Gates signage, and replace with new Bally’s signage with similar square footage. The total allowed and proposed sign area for each property is as followed:

Bally’s East (Formerly Golden Gulch): 172.8 square feet allowed; 73.25 square feet proposed
Bally’s North (Formerly Mardi Gras): 1,499.4 square feet allowed; 605.20 square feet proposed
Bally’s West (Formerly Golden Gates): 1,135 square feet allowed; 541.50 square feet proposed

Overall, the three CSP’s propose 1219.95 square feet of sign area. The total square feet of existing and new signage comply with the allowed square footage for each building individually. Overall, the proposed CSP complies with the total allowed sign area for each building.




Sign Location Map (New Signage) – Bally’s East Casino



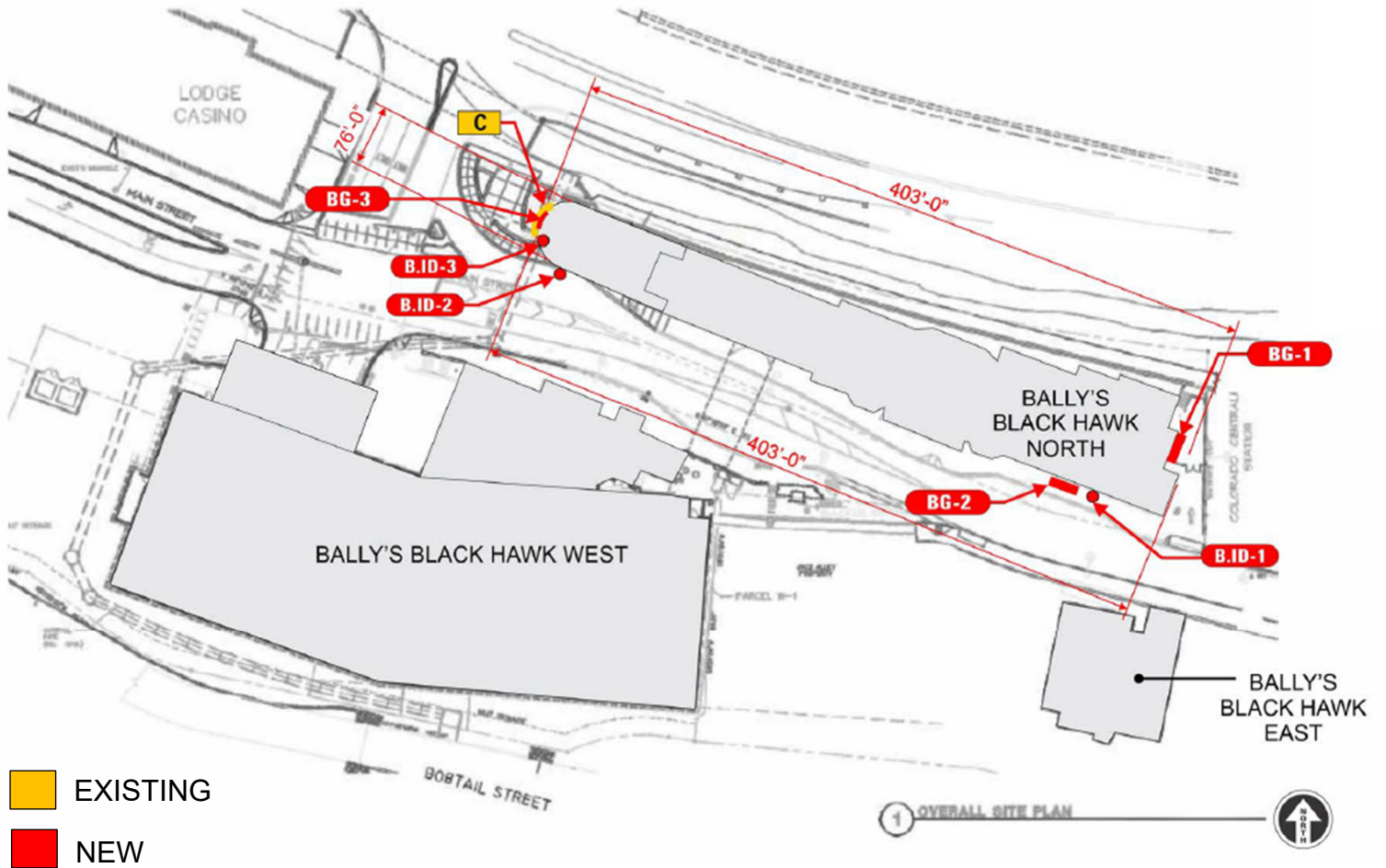
Proposed Sign Details

NEW SIGNAGE

COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
	BG-8	BALLY'S CASINO	4'-6" x 11'-2"	1	CHANNEL LETTERS	ILLUMINATED	WEST	50.25
	BG-9	BALLY'S CASINO	2'-0" x 3'-9"	1	D/F ILLUMINATED BLADE SIGN	ILLUMINATED	NORTH	15
	B.ID-7 B.ID-8	BALLY'S EAST 321 MAIN ST.	1'-4" x 2'-6"	2	WALL PLAQUE	NON-ILLUMINATED	NORTH	8
TOTAL SQUARE FEET OF NEW SIGNAGE:								73.25
TOTAL SQUARE FEET OF EXISTING SIGNAGE:								0
TOTAL SQUARE FEET ALLOWED ON PROPERTY:								172.8





Sign Location Map (New Signage) – Bally’s North Casino



Proposed Sign Details – Bally’s North Casino

NEW SIGNAGE


COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
	BG-1	BALLY'S CASINO	10'-0" x 18'-6"	1	CHANNEL LETTERS	ILLUMINATED	EAST ELEVATION	185
	BG-2	BALLY'S	3'-3" x 8'-10"	1	CHANNEL LETTERS	ILLUMINATED	SOUTH ELEVATION	29
	BG-3	BALLY'S CASINO	4'-8" x 11'-6"	1	CHANNEL LETTERS	ILLUMINATED	WEST ELEVATION	54
	B.ID-1 B.ID-2 B.ID-3	BALLY'S NORTH 300 MAIN ST.	1'-4" x 2'-6"	3	WALL PLAQUE OR WINDOW VINYL	NON-ILLUMINATED	SOUTHEAST, SOUTHWEST AND WEST ENTRIES	12
TOTAL SQUARE FEET OF NEW SIGNAGE:								280

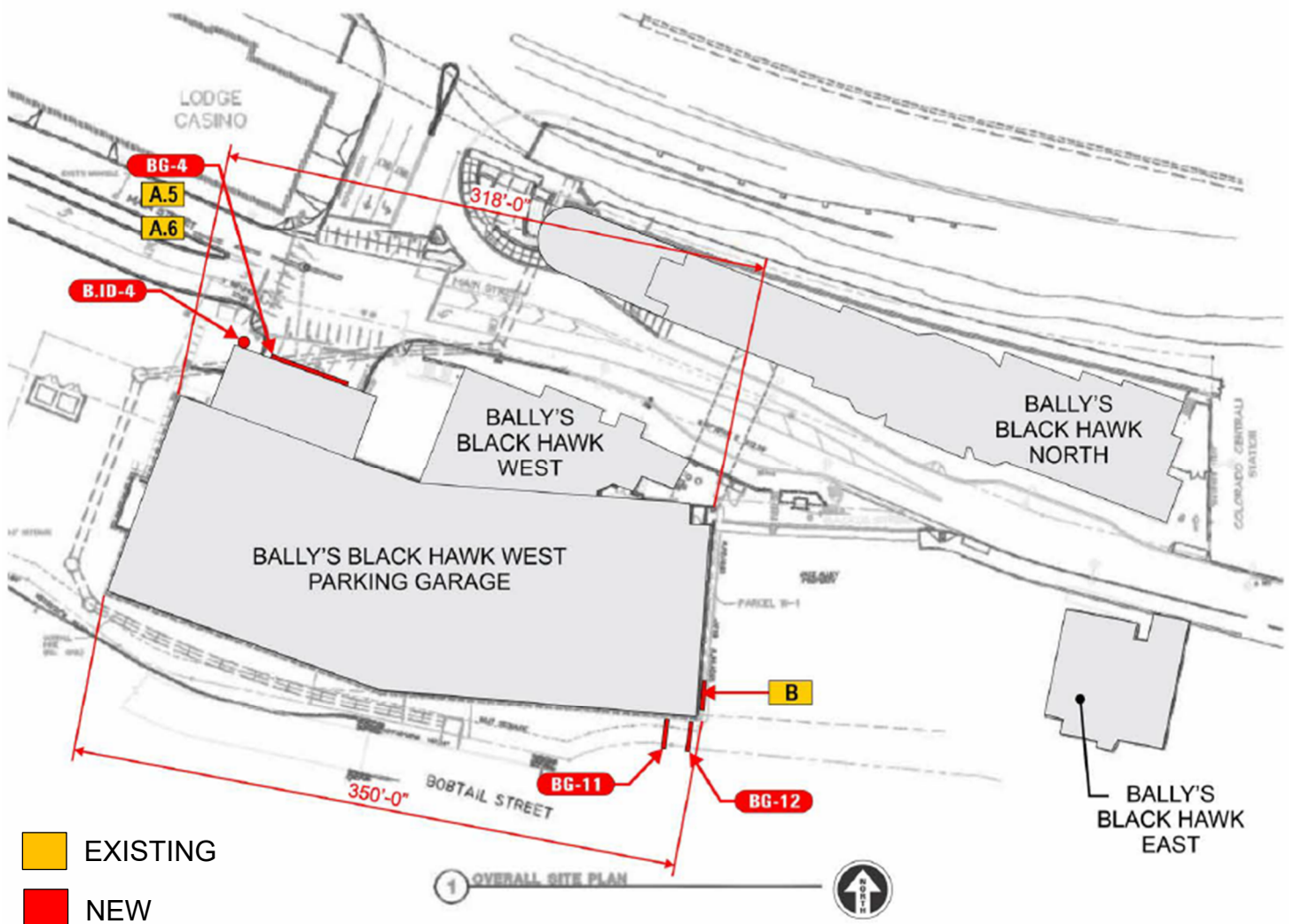
Existing Sign Details – Bally’s North

EXISTING SIGNAGE TO REMAIN

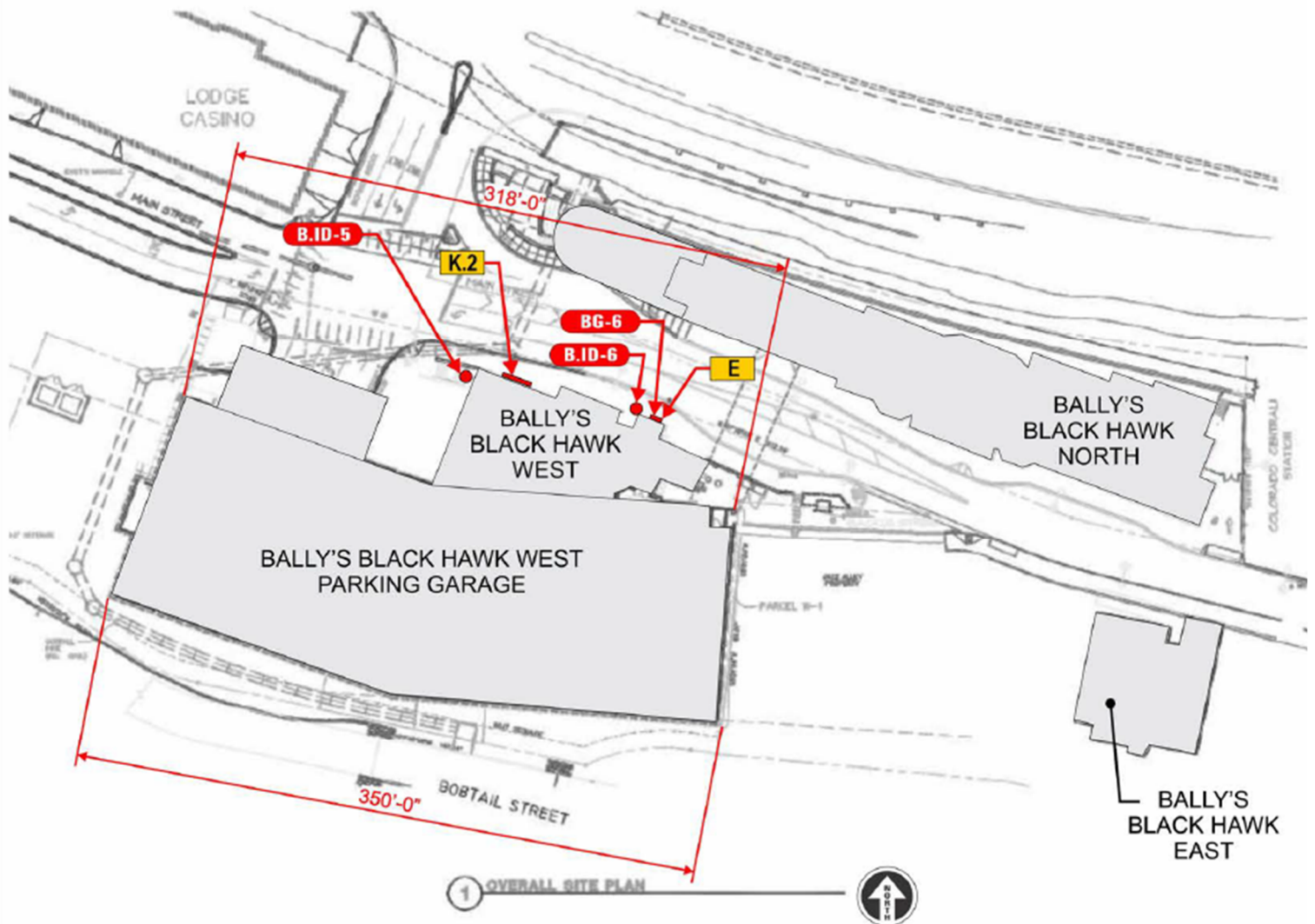
COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
	C	EMU	5'-7" x 58'-3"	1	CURVED EMU	ILLUMINATED	WEST ELEVATION	325.2
TOTAL SQUARE FEET OF EXISTING SIGNAGE:								325.2
TOTAL SQUARE FEET OF EXISTING AND NEW SIGNAGE:								605.2
TOTAL SQUARE FEET ALLOWED ON PROPERTY:								1499.4

Sign Location Map (New Signage) – Bally’s West Garage



Sign Location Map (New Signage) – Bally's West Casino









Proposed Sign Details (Bally's West)

BALLY'S BLACK HAWK WEST BUILDING & PARKING GARAGE SIGNAGE

NEW SIGNAGE











COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

	SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
CASINO		BG-6	BALLY'S	3'-3" x 8'-10"	1	CHANNEL LETTERS	ILLUMINATED	NORTH	29
		B.ID-5 B.ID-6	BALLY'S WEST 261 MAIN ST.	1'-4" x 2'-6"	2	WALL PLAQUE	NON-ILLUMINATED	NORTH	8
PARKING GARAGE		BG-4	BALLY'S CASINO	6'-6" x 16'-0"	1	CHANNEL LETTERS	ILLUMINATED	GARAGE NORTH ENTRANCE	104
		BG-11	BALLY'S CASINO PARKING	6'-4" x 2'-6"	1	ALUMINUM PANEL	NON-ILLUMINATED	GARAGE SOUTH ENTRANCE	16
		BG-12	BALLY'S CASINO PARKING	6'-4" x 2'-6"	1	ALUMINUM PANEL	NON-ILLUMINATED	GARAGE SOUTH ENTRANCE	16
		B.ID-4	BALLY'S WEST 255 MAIN ST.	1'-4" x 2'-6"	1	WALL PLAQUE	NON-ILLUMINATED	GARAGE NORTH ENTRANCE	4
TOTAL SQUARE FEET OF NEW SIGNAGE:									177

Existing Sign Details (Bally's West)

EXISTING SIGNAGE TO REMAIN

COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

	SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
CASINO			CASINO ENTRANCE	1'-0" x 12'-0"	1	CHANNEL LETTERS	ILLUMINATED	NORTH ENTRANCE	12
			ELECTRONIC DISPLAY BOARD	12'-5" x 7'-8 1/2"	1	EMC	ILLUMINATED	NORTHEAST ELEVATION	92.5
PARKING GARAGE			EXIT ONLY	2'-0" x 29'-9"	1	S/F ILLUMINATED CABINET	ILLUMINATED	NORTH GARAGE ENTRANCE	60
			ENTRANCE ONLY	2'-0" x 29'-9"	1	S/F ILLUMINATED CABINET	ILLUMINATED	NORTH GARAGE ENTRANCE	60
			FREE PARKING	3'-6" x 13'-7" 3'-6" x 27'-3"	1	CHANNEL LETTERS	ILLUMINATED	EAST SIDE OF GARAGE	140
TOTAL SQUARE FEET OF EXISTING SIGNAGE:									364.5
TOTAL SQUARE FEET OF EXISTING AND NEW SIGNAGE:									541.5
TOTAL SQUARE FEET ALLOWED ON PROPERTY:									1,135

The proposed CSP has been reviewed by staff for compliance with Chapter 15 – Sign Code of the Black Hawk Municipal Code.

REVIEW:

Section 15-13 of the Black Hawk Municipal Code regulates the need for Comprehensive Sign Plans (CSP). This staff report relates the need for City Council to review and take action on the three proposed CSP's.

Notice: The Black Hawk Municipal Code requires a public hearing necessitating a notice in the paper and posting of the property. Both the notification and posting have been completed.

Referral: The CSP application was sent out on referral on February 7, 2022. There were no comments.

Process: The CSP process is provided by the City of Black Hawk Municipal Code to offer more flexibility with the number, size, proportion and balance of signs. The Municipal Code permits a total allowable square footage of signage to be calculated at one square foot per linear foot of building frontage. According to sign regulations, properties with approved Comprehensive Sign Plans are allowed up to 135% of the permitted sign area; and an additional 35% if LED or Electronic Message Center signs are included in a CSP.

Bally's East abuts Main Street to the north for a total of 78 linear feet of public right-of-way.

Bally's West abuts Main Street to the north and Bobtail Street to the south. Bally's West abuts 318 linear feet of public right-of-way along Main Street, and 350 linear feet of public right-of-way along Bobtail Street.

Bally's North abuts Main Street to the south, Highway 119 to the north, and Richman Street to the west. Bally's North abuts 403 linear feet of the Main Street public right-of-way, 403 linear feet of the Highway 119 public right-of-way, and 76 linear feet of the Richman Street public right-of-way.

Proposed Sign Area: The Bally's East CSP proposes 73.25 square feet of sign area. The total allowed sign area is 172.8 square feet based on the Municipal Code requirement to calculate signage at one square foot per linear foot of building frontage. Because the proposed sign area is 99.55 square feet less than the allowed sign area, no variance application is necessary.

The Bally's North CSP Amendment proposes 280 square feet of new sign area, in addition to the 325.2 square feet of existing sign area, for a total of 605.2 square feet of sign area. The total allowed sign area is 1,499.4 square feet based on the existing CSP. Because the proposed sign area is 1,219.4 square feet less than the allowed sign area, no variance application is necessary.

The Bally's West CSP Amendment proposes 177 square feet of new sign area, in addition to the 364.5 square feet of existing sign area, for a total of 541.5 square feet of sign area. The total allowed sign area is 1,135 square feet. Because the proposed sign area is 958 square feet less than the allowed sign area, no variance application is necessary.

APPLICABLE CITY OF BLACK HAWK REGULATIONS:

Excerpts from:

***The City of Black Hawk
Municipal Code
Chapter 15 – Sign Code***

Sec. 15-11. - Sign permit.

- (a) Sign permit required. No on-site sign shall be erected, altered, reconstructed, maintained or moved in the City without first securing a permit from the City unless specifically allowed without a permit by this Chapter. The content of the message or speech displayed on the sign shall not be reviewed or considered in determining whether to approve or deny a sign permit. Application for a permit shall be obtained from the Planning Department. Off-premise signs are not allowed.*
- (b) The owner or the owner's authorized representative may apply for a sign permit for signs that identify the business or for signs providing information regarding the services of the business being advertised on the subject property.*
- (c) Sign permits shall be reviewed and approved in accordance with a property's approved standard sign plan or comprehensive sign plan, as the case may be.*
- (d) The application for a sign permit shall be made on permit application forms provided by the Planning Department. All applications for sign permits shall be accompanied by payment of the fees provided by the fee schedule. The permit fee will be used to review the application and is not refundable or transferable.*

Sec. 15-13(a). Comprehensive sign plans. Purpose.

The comprehensive sign plan is the device and process employed by the City to ensure an appropriate balance between building architecture, signage and neighborhood aesthetics. This Section assumes that strict compliance with preceding sections of this Chapter provides effective signage for smaller properties and developments and meets community goals for appearance and safety. However, as developments grow in size, opportunities for more effective signage increases. Larger sites offer opportunities for alternative regulation of the number, size, proportion and balance of signs according to alternative standards consistent with the types of establishments, state of the art technology and their approved architecture character.

Sec. 15-13(b) Applicability. *A Comprehensive Sign Plan is required for each of the following uses:*

- (1) Any building located in a nonresidential district wanting to have additional sign area than allowed in a Standard Sign Plan and wanting the ability to utilize special event banners and signs for any special event as defined in the Black Hawk Municipal Code. The regulations governing a Certificate of Architectural Compatibility can be found in Section 16-368 (City Council historic review process) of the Black Hawk Municipal Code.*

Staff Comment: The applicant is required to submit an application to amend each of the three existing CSP's, which proposed sign area on each property is less than the maximum sign area allowed on each property.

Sec. 15-13 (c) Application filing. *Applications for Comprehensive Sign Plans shall be submitted to the Planning Department.*

Sec. 15-13 (d) Submittal requirements.

- (1) Applicants must submit a detailed Comprehensive Sign Plan with attached written stipulations for review and approval. Such stipulations shall consider all appropriate concerns including, but not limited to, the following items: location, relationship of signs to adjacent properties, size, height, color, lighting, technology options, orientation, construction materials and typography.*
- (2) Comprehensive Sign Plans shall include:*
 - a. All signs, their location in site plan format, and color renderings of the proposed signage. Where sign lighting will have a significant impact on the visual interpretation of the sign, color renderings should be submitted to show the effects of the proposed signs and lighting.*
 - b. Dimensions of each proposed sign listed in a chart summarizing the total area of each and all proposed signs together with the total allowed sign area for the property. The height above grade shall be indicated for blade signs and freestanding signs.*
 - c. A statement as to the calculation of the allowed sign area based on the appropriate building frontage length for the building.*
 - d. The site plan shall include the property lines of the subject site in order to determine that all signage is contained on the property.*

Staff Comment: The applicant has prepared the three CSP's in accordance with City regulations.

Sec. 15-13 (e) *In case of projecting or blade signs that utilize the airspace above public right-of-way, a license agreement will be generated by the City of Black Hawk for the applicant to review and it shall be reviewed for approval by City Council.*

Staff Comment: There are no new signs proposed as part of the CSP amendment that will project into the public right of way.

Sec. 15-13(f) *No minimum or maximum standards are established for the Comprehensive Sign Plan, except as follows:*

- (1) The total sign area proposed may not exceed one hundred and thirty-five percent (135%) of the permitted sign area allowed on the subject property as calculated and regulated in Section 15-61. An additional thirty-five percent (35%) of sign area may be granted to a Comprehensive Sign Plan if the application includes the use of electronic message signs (EMS). Therefore, the total sign area proposed may be a maximum of one-hundred and seventy percent (170%) of the permitted sign area allowed on the subject property, if all requirements are met.*

Staff Comment: The CSP's for Bally's East, Bally's North, and Bally's West propose less than the maximum allowed sign area for each building. Therefore, the application complies with the Municipal Code regulation for the permitted sign area.

(2) Permanent window signage shall meet the requirements as set forth in Section 15-43(8).

(3) Temporary Banner Sign and Special Event Signs:

a. Temporary Banner Sign: One temporary vinyl style banner sign is allowed only if included in an approved Comprehensive Sign Plan. A temporary banner sign shall not count toward the maximum sign area permitted for a given business and shall adhere to the following regulations:

- 1. There shall not be more than one (1) Temporary Banner Sign attached to the building; and*
- 2. Such sign shall be placed in the approved designated display location on the building and shall be constructed out of high-quality material; and*
- 3. Such sign shall be allowed to be made of flexible plastic, cardboard, vinyl, fabric or similar non-rigid water-proof material; and*
- 4. Such sign shall be attached in an inconspicuous manner without zip ties, ropes or other similar visible material; and*
- 5. Such sign shall be adhered to the building with grommets and be attached with nuts, bolts or other similar non-visible fasteners; and*
- 6. Such sign shall not exceed thirty-two (32) square feet in size; and*
- 7. Placement of such sign shall be allowed for thirty (30) consecutive days, six (6) times in a calendar year as specified by the business owner and proper notification to the Planning Department for such days.*

b. Special Event Signs: Special Event Signs are allowed only if included in an approved Comprehensive Sign Plan Signs that are related to approved special events as defined in this Chapter 15 and Article X of Chapter 6 (Section 6-332) shall adhere to these regulations and are also subject to approval of a sign permit from the Planning Department and approval by staff, subject to and adhere to the following:

- 1. Special Event Signs are allowed with the permitted special event provided that the sign area shall be limited to a total of seventy-five (75) square feet and a maximum of three (3) such signs. Such signs must be on private property and securely attached to the wall of a permitted building or permitted structure on the site in a manner that does not allow the sign to wave or flap in any way; and*
- 2. Special Event Signs and any other approved special event associated items shall be located within one-hundred (100) feet of the permitted special event area on the property which must be shown on the Comprehensive Sign Plan and sign permit for the special event.*
- 3. Method of attachment shall be shown in detail in the Comprehensive Sign Plan and no strings, rope or similar attachment item shall be visible from 50 feet or more from such attachment location; and*
- 4. Special Event Signs shall not be placed above the roof line of any building or structure: and.*
- 5. Special Event signs shall not be counted toward the allowed sign area for a property or business.*

Staff Comment: Permanent window signs are proposed and comply with the sign code. Temporary banner signs, and special event signs are not included as a part of this CSP Amendment.

Sec. 15-13(g) The Comprehensive Sign Plan shall be reviewed in terms of its impact on surrounding land uses and its compatibility with the purposes of this Chapter and with other City planning and zoning programs and regulations.

Sec. 15-13(i) Council review and approval. Within sixty (60) days of receipt of a complete application, the Council shall act to approve, approve with conditions or deny the application. The comprehensive sign plan shall be approved if:

- (1) Implementation of the comprehensive sign plan will provide signage more compatible with the surrounding development and designed with a high-quality appearance; and*

Staff Comment: The proposed signs are compatible with the existing signs on each building, and are also consistent with signs on other buildings that surround the property in the heart of Black Hawk's gaming district.

- (2) Implementation of the comprehensive sign plan will result in architecture and graphics of a scale appropriate for the surrounding neighborhood and development area; and*

Staff Comment: The proposed signs are compatible with surrounding properties in terms of size and scale. The signs do not over-encumber the façade of the subject building and complement the existing architecture.

- (3) Implementation of the comprehensive sign plan will provide signage consistent with the architecture and site plan characteristics of the proposed or existing project; and*

Staff Comment: Existing and new signs are consistent in both size and form with the architecture and site characteristics.

- (4) Implementation of the comprehensive sign plan will be materially beneficial in achieving the goals and objectives of the City's standards that relate to community design and aesthetics; and*

Staff Comment: The City of Black Hawk Commercial Design Guidelines indicates that "Signage shall complement the architecture of a building and not clutter the face of the building. One or two larger signs are preferable to several smaller signs." The three Bally's CSP Amendment's meet these objectives.

- (5) Implementation of the comprehensive sign plan will be materially beneficial in achieving the goals and objectives cited in the purpose of the Sign Code;*

Staff Comment: The proposed sign plans each meet the purpose of the Comprehensive Sign Plan program.

STAFF COMMENT SUMMARY:

Staff from Baseline Corporation reviewed and evaluated the request for the Certificate of Architectural Compatibility for the three Comprehensive Sign Plan Amendment's as provided by Bally's Black Hawk, and find the proposed CSP documents to be in compliance with the regulations established in Section 15-13 of the Sign Code.

Overall, Baseline suggests that the application and proposed amendments to the Bally's Comprehensive Sign Plans comply with the intent and character of the Commercial Design Guidelines and for continued development of a successful business in the City of Black Hawk.

Staff recommends that each of the three included **Certificates of Architectural Compatibility for the proposed Comprehensive Sign Plan Amendment's** for Bally's East, Bally's North, and Bally's West be approved, subject to following conditions (a motion for approval is required for each of the three CSP's independently of one another):

1. Proper building, electrical, and sign permits shall be applied for and approved prior to the installation of any new sign;
2. During building permit application, signs within this application will need to be stamped by a Colorado licensed professional engineer. referencing the 2015 IBC Appendix H; Sections H105 for Wind, Seismic and Attachments;
3. The building façade shall be repaired and finished where signs are either removed or replaced; repairs must be completed and finished to match the existing material and color of the building façade; and
4. The Certificate of Architectural Compatibility approval is valid for up to 6 months from the approval date.

FINDINGS:

The City Council may approve, conditionally approve, or deny the application for a **Certificate of Architectural Compatibility for a Comprehensive Sign Plan**. Sections 15-13 (a) Purpose and (b) Applicability provide the ability of the property owner to submit the application. Following are findings that can be referred to relate to the criteria in Section 15-13(i):

- (1) Implementation of the Comprehensive Sign Plan will provide signage that is compatible with the surrounding development and designed with a high-quality appearance; and
- (2) Implementation of the Comprehensive Sign Plan will result in architecture and graphics of a scale appropriate for the surrounding neighborhood and development area; and
- (3) Implementation of the Comprehensive Sign Plan will provide signage consistent with the architecture and site plan characteristics of the proposed or existing project; and
- (4) Implementation of the Comprehensive Sign Plan will be materially beneficial in achieving the goals and objectives of the City's standards that relate to community design and aesthetics; and

(5) Implementation of the Comprehensive Sign Plan will be materially beneficial in achieving the goals and objectives cited in the purpose of the Sign Code.

RECOMMENDATION:

Baseline Staff recommends City Council consider a **MOTION TO APPROVE WITH CONDITIONS a Certificate of Architectural Compatibility for the Bally's East Comprehensive Sign Plan Amendment** as submitted and included with this staff report. The conditions are as follows:

1. Proper building, electrical, and sign permits shall be applied for and approved prior to the installation of any new sign;
2. During building permit application, signs within this application will need to be stamped by a Colorado licensed professional engineer. referencing the 2015 IBC Appendix H; Sections H105 for Wind, Seismic and Attachments;
3. The building façade shall be repaired and finished where signs are either removed or replaced; repairs must be completed and finished to match the existing material and color of the building façade; and
4. The Certificate of Architectural Compatibility approval is valid for up to 6 months from the approval date.

Baseline Staff recommends City Council consider a **MOTION TO APPROVE WITH CONDITIONS a Certificate of Architectural Compatibility for the Bally's North Comprehensive Sign Plan Amendment** as submitted and included with this staff report. The conditions are as follows:

1. Proper building, electrical, and sign permits shall be applied for and approved prior to the installation of any new sign;
2. During building permit application, signs within this application will need to be stamped by a Colorado licensed professional engineer. referencing the 2015 IBC Appendix H; Sections H105 for Wind, Seismic and Attachments;
3. The building façade shall be repaired and finished where signs are either removed or replaced; repairs must be completed and finished to match the existing material and color of the building façade; and
4. The Certificate of Architectural Compatibility approval is valid for up to 6 months from the approval date.


Baseline Staff recommends City Council consider a **MOTION TO APPROVE WITH CONDITIONS a Certificate of Architectural Compatibility for the Bally's West Comprehensive Sign Plan Amendment** as submitted and included with this staff report. The conditions are as follows:

1. Proper building, electrical, and sign permits shall be applied for and approved prior to the installation of any new sign;
2. During building permit application, signs within this application will need to be stamped by a Colorado licensed professional engineer. referencing the 2015 IBC Appendix H; Sections H105 for Wind, Seismic and Attachments;
3. The building façade shall be repaired and finished where signs are either removed or replaced; repairs must be completed and finished to match the existing material and color of the building façade; and
4. The Certificate of Architectural Compatibility approval is valid for up to 6 months from the approval date.

ATTACHMENTS:

- Land Development Applications
- Cover Letter
- Comprehensive Sign Plan Documents

Applicant's Submittal

	FORMAL LAND USE APPLICATION City of Black Hawk Community Planning and Development 211 Church Street, P.O. Box 68, Black Hawk, CO 80422 Email: COAC@cityofblackhawk.org • Visit: www.cityofblackhawk.org
---	--

COMPLETE ALL BOXES – Incomplete applications will not be processed

Applicant Name: Chuck Boncordo	Applicant Address: 11220 E 53rd Ave #300 Denver, CO 80239
Applicant Phone: 303-246-4300	Applicant Email: cboncordo@yesco.com
Property Owner Name: Premier Entertainment Black Hawk, LLC	Property Owner Address: 100 Westminster Street, Providence, RI 02903
Property Owner Phone: (303) 582-2600 x 3001	Property Owner Email: blenssen@ballysblackhawk.com
Project Name: Bally's East-Golden Gulch Comprehensive Sign Plan	Project Description: Exterior Signage Rebranding
Project Address or Location: 321 Main Street, Black Hawk	Project Parcel Number: 1833-074-01-039 & 1833-074-01-038
Existing Subdivision, Lot & Block: Black Hawk, Lots 11 & 12, Block 49	Existing Planned Unit Development: None per City of Black Hawk Zoning Map
Existing Property Size: <input type="checkbox"/> Acres OR <input checked="" type="checkbox"/> Sq. Ft. (check one) 9,713.77	Existing Building Size (Sq. Ft.): 5,510
Existing Zoning: GOLD	Proposed Zoning: GOLD
Existing Use: Casino	Proposed Use: Casino

ITEMS REQUIRED WITH FORMAL LAND USE APPLICATION SUBMITTAL:

- This completed & signed Formal Land Use Application form
- All Items indicated/checked on the Formal Land Use Application Checklist (provided by Planning Staff)

APPLICATION AND FEE AGREEMENT:


The Black Hawk Adopted Fee Schedule and Section 16-370 of the Black Hawk Municipal Code establishes the requirement for applicants to pay fees to cover the costs the City may incur by having City approved consultants evaluate and process applications.

I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted.

In addition, by signing this application I commit to pay the City's expenses to review, evaluate and process the Application, which includes the cost of third-party consultants plus fifteen percent (15%) of such actual costs for City staff administrative costs and supplies. **I understand that the City will invoice me, as the applicant, for all consultant fees plus a 15% administrative fee.** I additionally agree that I am not acquiring any rights by virtue of the payment of the City's expenses.

Submit Formal Land Use Applications to: City of Black Hawk & Baseline Engineering Corporation

Applicant's Signature  Date 1/14/2022

 BLACK HAWK	<h2 style="text-align: center;">FORMAL LAND USE APPLICATION</h2> <p style="text-align: center;">City of Black Hawk Community Planning and Development 211 Church Street, P.O. Box 68, Black Hawk, CO 80422 Email: COAC@cityofblackhawk.org • Visit: www.cityofblackhawk.org</p>
---	---

COMPLETE ALL BOXES – Incomplete applications will not be processed

Applicant Name: Chuck Boncordo	Applicant Address: 11220 E 53rd Ave #300 Denver, CO 80239
Applicant Phone: 303-246-4300	Applicant Email: cboncordo@yesco.com
Property Owner Name: Premier Entertainment Black Hawk, LLC	Property Owner Address: 100 Westminster Street, Providence, RI 02903
Property Owner Phone: (303) 582-2600 x 3001	Property Owner Email: blenssen@ballysblackhawk.com
Project Name: Bally's North-Golden Mardi Gras Comprehensive Sign Plan	Project Description: Exterior Signage Rebranding
Project Address or Location: 300 Main Street, Black Hawk	Project Parcel Number: 1833-074-01-018, 1833-073-00-205 & 1833-072-01-047
Existing Subdivision, Lot & Block: 300 Main Street, Lot 1 & Tract A	Existing Planned Unit Development: 300 Main Street
Existing Property Size: <input type="checkbox"/> Acres OR <input checked="" type="checkbox"/> Sq. Ft. (check one) 38,762	Existing Building Size (Sq. Ft.): 28,041
Existing Zoning: Gold	Proposed Zoning: Gold
Existing Use: Casino	Proposed Use: Casino

ITEMS REQUIRED WITH FORMAL LAND USE APPLICATION SUBMITTAL:

- This completed & signed Formal Land Use Application form
- All Items indicated/checked on the Formal Land Use Application Checklist (provided by Planning Staff)

APPLICATION AND FEE AGREEMENT:


The Black Hawk Adopted Fee Schedule and Section 16-370 of the Black Hawk Municipal Code establishes the requirement for applicants to pay fees to cover the costs the City may incur by having City approved consultants evaluate and process applications.

I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted.

In addition, by signing this application I commit to pay the City's expenses to review, evaluate and process the Application, which includes the cost of third-party consultants plus fifteen percent (15%) of such actual costs for City staff administrative costs and supplies. **I understand that the City will invoice me, as the applicant, for all consultant fees plus a 15% administrative fee.** I additionally agree that I am not acquiring any rights by virtue of the payment of the City's expenses.

Submit Formal Land Use Applications to: City of Black Hawk & Baseline Engineering Corporation

Applicant's Signature  Date 1/14/2022

	<p style="text-align: center;">FORMAL LAND USE APPLICATION City of Black Hawk Community Planning and Development 211 Church Street, P.O. Box 68, Black Hawk, CO 80422 Email: COAC@cityofblackhawk.org • Visit: www.cityofblackhawk.org</p>
---	---

COMPLETE ALL BOXES – Incomplete applications will not be processed

Applicant Name: Chuck Boncordo	Applicant Address: 11220 E 53rd Ave #300, Denver, CO 80239
Applicant Phone: 303-246-4300	Applicant Email: cboncordo@yesco.com
Property Owner Name: Premier Entertainment Black Hawk, LLC	Property Owner Address: 100 Westminster Street, Providence, RI 02903
Property Owner Phone: (303) 582-2600 x 3001	Property Owner Email: blenssen@ballysblackhawk.com
Project Name: Bally's West-Golden Gates Comprehensive Sign Plan	Project Description: Exterior Signage Rebranding
Project Address or Location: 261 Main Street, Black Hawk	Project Parcel Number: 1833-073-01-143 & 1833-073-00-205
Existing Subdivision, Lot & Block: Golden Gates, Lot W-II, Block 39	Existing Planned Unit Development: Golden Gates
Existing Property Size: <input type="checkbox"/> Acres OR <input checked="" type="checkbox"/> Sq. Ft. (check one) 15,771	Existing Building Size (Sq. Ft.): 14,305
Existing Zoning: Gold	Proposed Zoning: Gold
Existing Use: Casino	Proposed Use: Casino

ITEMS REQUIRED WITH FORMAL LAND USE APPLICATION SUBMITTAL:

- This completed & signed Formal Land Use Application form
- All Items indicated/checked on the Formal Land Use Application Checklist (provided by Planning Staff)

APPLICATION AND FEE AGREEMENT:

The Black Hawk Adopted Fee Schedule and Section 16-370 of the Black Hawk Municipal Code establishes the requirement for applicants to pay fees to cover the costs the City may incur by having City approved consultants evaluate and process applications.

I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted.

In addition, by signing this application I commit to pay the City's expenses to review, evaluate and process the Application, which includes the cost of third-party consultants plus fifteen percent (15%) of such actual costs for City staff administrative costs and supplies. **I understand that the City will invoice me, as the applicant, for all consultant fees plus a 15% administrative fee.** I additionally agree that I am not acquiring any rights by virtue of the payment of the City's expenses.

Submit Formal Land Use Applications to: City of Black Hawk & Baseline Engineering Corporation

Applicant's Signature  Date 1/14/2022

January 3rd, 2021

City Of Blackhawk
201 Selak St. PO Box 68
Blackhawk, CO 80422
Planning & Development

RE: CSP's Modification; Bally's Rebranding Mardi Gras, Golden Gates & Golden Gulch

Scope of work:

Removal of existing Mardi Gras, Golden Gates & Golden Gulch exterior signage. Replacing all removed with like square footage sign replacements.

Modification of existing two each CSP's for all three properties with new CSP for each of the three properties; three new CSP's as follows (1) Bally's Bally's North – Golden Mardi Gras – 300 Main St, (2) Bally's West – Golden Gates – 261 Main St, (3) Bally's East – Golden Gulch – 321 Main Street.

Each document for Bally's North, Bally's West & Bally's East show existing signage to remain, existing signage to be removed and new signage to be used for replacement.

North; 268 SF removed ; 268 SF new

West; 165 SF removed ; 165 SF new

East; 57.75 SF removed ; 57.75 SF new

See Attachments:

- 1.) Three each signed applications
- 2.) Letter(s) from ownership granting Yesco permission to act on their behalf
- 3.) Graphic CSP representation for Bally's North, Bally's West & Bally's East show existing signage to remain, existing signage to be removed and new signage to be used for replacement.
- 4.) Fees to be paid on line.

All correspondence should include the following contacts:

Chuck Boncordero, Colorado Permit Expediting cboncordero@yesco.com 720-458-7104

Derrick Campbell Denver Sales dcampbell@yesco.com 720-209-5548

Mitch Olrenshaw Las Vegas Sales molorenschow@yesco.com 702.469.6894

YESCO Denver

303-375-9933 » Phone

303-375-9111 » Fax

11220 E 53rd Avenue, Suite 300
Denver, Colorado 80239

Bally's

BLACK HAWK EAST

321 MAIN STREET
BLACK HAWK, CO 80422

COMPREHENSIVE SIGN PLAN AMENDMENT 2022

EXTERIOR SIGNAGE

PROPERTY INFORMATION:

BALLY'S CASINO
BLACK HAWK EAST
321 MAIN STREET
BLACK HAWK, CO 80422

PROPERTY OWNER:

PREMIER ENTERTAINMENT BLACK HAWK LLC
D/B/A BALLY'S CASINO BLACK HAWK
ADDRESS:
300 MAIN STREET
BLACK HAWK, CO 80422

SIGN PACKAGE PREPARED BY:

YESCO LLC
11220 E. 53RD AVE.
SUITE #300
DENVER, CO 80239

Certificate of Completeness

This Comprehensive Sign Plan has been approved by the Black Hawk City Council on _____, 202__.

Resolution No. _____

This Document represents the approved Comprehensive Sign Plan Including any conditions by City Council.

Completeness certification by Baseline Corporation this _____ day of _____, 202__.

Signature: _____

Vincent Harris, AICP – Planning Director

On behalf of the City of Black Hawk

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #01209 & #01539



Client Name & Address:
BALLY'S CASINO
BLACK HAWK EAST
321 MAIN ST.
BLACK HAWK, CO 80422

OPY: **41294**

Project Name:
BALLY'S
CASINO

Account Executive:
MITCH
OLORENSHAW

Designer:
JAMIE
PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

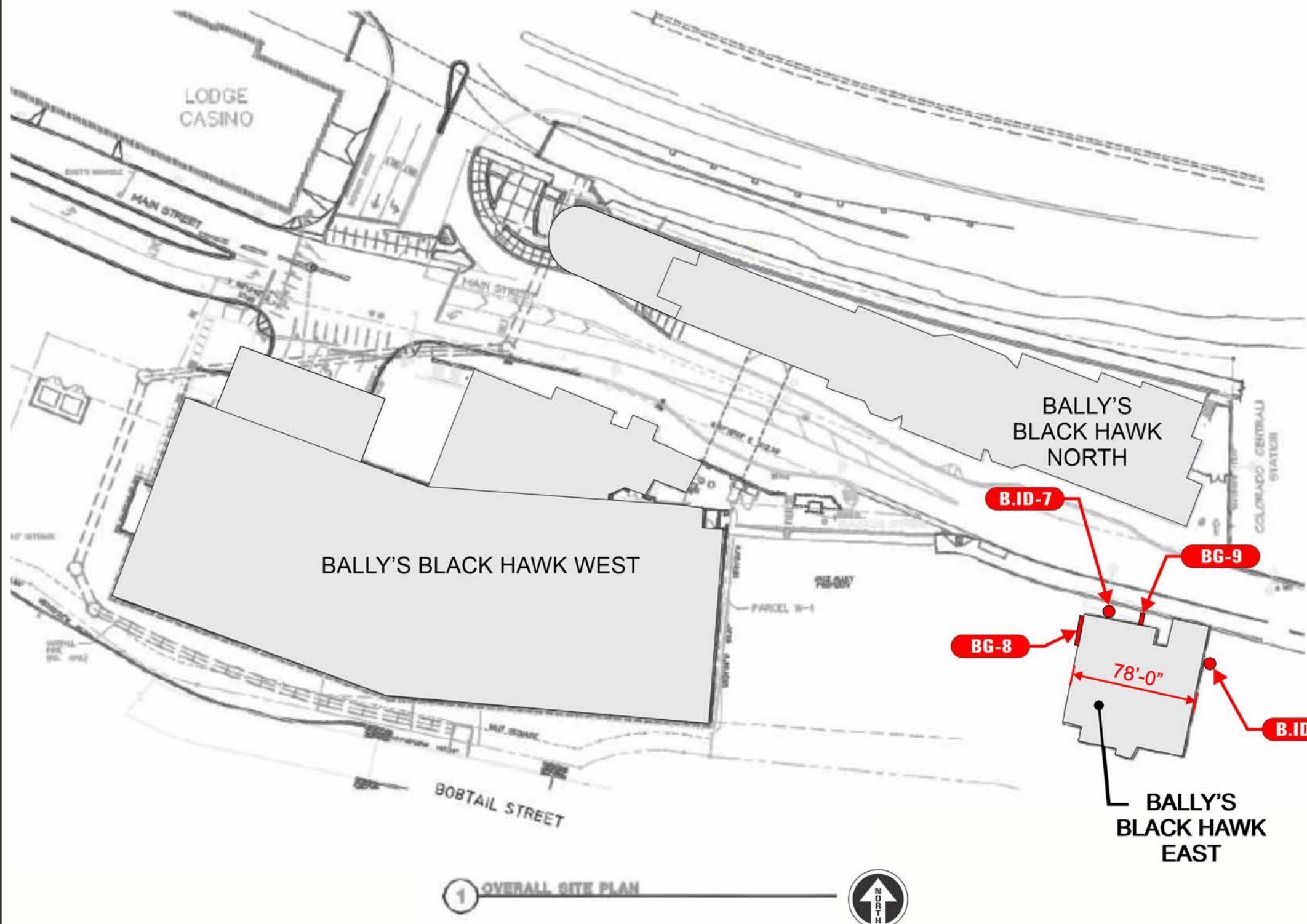
Description:

Classification:

Reference Design:

O.E.M. Serial:

Sheet:



BALLY'S BLACK HAWK EAST FRONTAGE CALCULATION

MAIN STREET 78'
TOTAL BLDG FRONTAGE 78'

ALLOWABLE SIGNAGE SQUARE FOOTAGE CALCULATION
Section 15-41 - General
(d) "all properties located within the nonresidential districts are entitled to a minimum of one hundred twenty-eight (128) square feet of sign area".

Section 15-13 - Comprehensive sign plans
(f) (1) "The total sign area proposed may not exceed one hundred thirty-five percent (135%) of the permitted sign area allowed on the subject property as calculated and regulated in Section 15-61.

The allowable signage square footage allowed for this Comprehensive Sign Plan.
128 @ 135% = 172.8 square feet

Total existing sign area to remain = 0
Total new sign area proposed = 73.25

EXISTING
NEW

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: 0001209, 001209 & 001539

Client Name & Address:
BALLY'S CASINO
BLACK HAWK EAST
321 MAIN ST.
BLACK HAWK, CO 80422

OP#: 41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:




55 of 83

2 OF 6

BALLY’S BLACK HAWK EAST BUILDING SIGNAGE

NEW SIGNAGE

COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
	BG-8	BALLY’S CASINO	4’-6” x 11’-2”	1	CHANNEL LETTERS	ILLUMINATED	WEST	50.25
	BG-9	BALLY’S CASINO	2’-0” x 3’-9”	1	D/F ILLUMINATED BLADE SIGN	ILLUMINATED	NORTH	15
	B.ID-7 B.ID-8	BALLY’S EAST 321 MAIN ST.	1’-4” x 2’-6”	2	WALL PLAQUE	NON-ILLUMINATED	NORTH	8
TOTAL SQUARE FEET OF NEW SIGNAGE:								73.25
TOTAL SQUARE FEET OF EXISTING SIGNAGE:								0
TOTAL SQUARE FEET ALLOWED ON PROPERTY:								172.8



YESCO LLC
LAS VEGAS DIVISION
5119 SO CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #001209 & #015139

Client Name & Address:
BALLY’S CASINO
BLACK HAWK EAST
321 MAIN ST.
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY’S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:

56 of 83

3 OF 6



SIDE ELEVATION



BG-8 ILLUMINATED CHANNEL LETTERS
SCALE @ 1/2" = 1'-0" QTY: ONE (1) REQ'D

NOTES

① ILLUMINATED CHANNEL LETTERS AND LOGO. POLYCARBONATE FACES W/ RED VINYL OVERLAY. SATIN BLACK RETURNS. LED INTERNAL ILLUMINATION.



PROPOSED

YESCO LLC
LAS VEGAS DIVISION
5119 SO CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #012089, #012090 & #012091

Client Name & Address:
BALLY'S CASINO
BLACK HAWK EAST
321 MAIN ST.
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
09/21/21 - JP
12/02/21 - JP
12/15/21 - JP
12/27/21 - JP
03/14/22 - JP
04/11/22 - JP

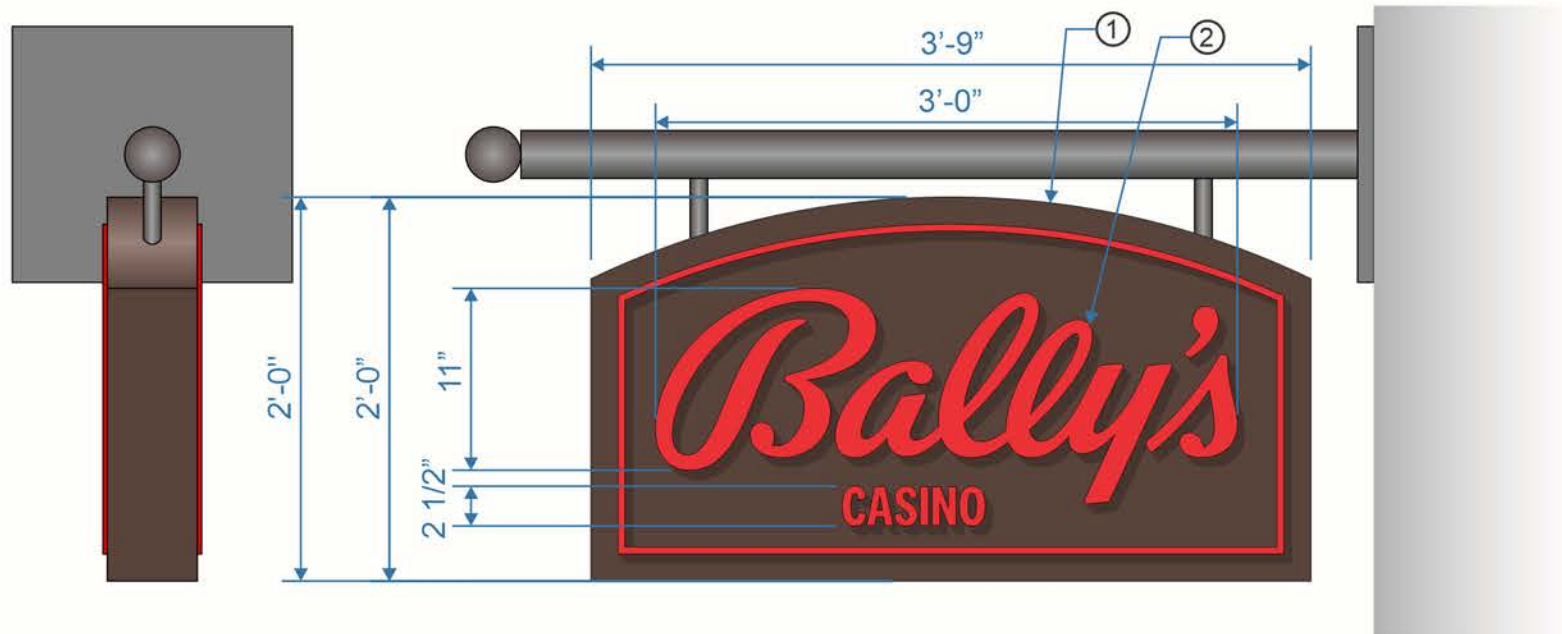
Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:
4 of 6



SIDE ELEVATION

BG-9

NEW ILLUMINATED D/F BLADE SIGN

SCALE @ 1" = 1'-0"

QTY: ONE (1) REQ'D



PROPOSED

NOTES

- ① MANUFACTURE AND INSTALL NEW ILLUMINATED D/F BLADE SIGN. ALUMINUM FACE AND RETURNS. PAINTED DK BRONZE.
- ② RED ACRYLIC ROUT OUT PUSH THRU LOGO AND PERIMETER OUTLINE. RED LED INTERNAL ILLUMINATION.
- ③ PATCH EXISTING HOLES FROM REMOVED BLADE SIGN.
- ④ NON-ILLUMINATED WHITE ACRYLIC PLAQUE W/ VINYL GRAPHICS.

**FIELD VERIFY ALL DIMENSIONS
PRIOR TO FABRICATION**



B.ID-7

NON-ILLUMINATED WALL PLAQUE

SCALE @ 1" = 1'-0"

QTY: ONE (1)

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: 0012039 & 0012039



Client Name & Address:
BALLY'S CASINO
BLACK HAWK EAST
321 MAIN ST.
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals
Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:



B.ID-8 NON-ILLUMINATED WALL PLAQUE
SCALE @ 1" = 1'-0" **QTY: ONE (1)**

- NOTES**
- ① NON-ILLUMINATED WHITE ACRYLIC PLAQUE W/ VINYL GRAPHICS.



PROPOSED

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #012039, #012039 & #015139



Client Name & Address:
BALLY'S CASINO
BLACK HAWK EAST
321 MAIN ST.
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
09/21/21 - JP
12/02/21 - JP
12/15/21 - JP
12/27/21 - JP
03/14/22 - JP
04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:
59 of 83

6 OF 6

Bally's

BLACK HAWK NORTH

300 MAIN STREET
BLACK HAWK, CO 80422

COMPREHENSIVE SIGN PLAN AMENDMENT 2022

EXTERIOR SIGNAGE

PROPERTY INFORMATION:

BALLY'S CASINO
BLACK HAWK NORTH
300 MAIN STREET
BLACK HAWK, CO 80422

PROPERTY OWNER:

PREMIER ENTERTAINMENT BLACK HAWK LLC
D/B/A BALLY'S CASINO BLACK HAWK
ADDRESS:
300 MAIN STREET
BLACK HAWK, CO 80422

SIGN PACKAGE PREPARED BY:

YESCO LLC
11220 E. 53RD AVE.
SUITE #300
DENVER, CO 80239

Certificate of Completeness

This Comprehensive Sign Plan has been approved by the Black Hawk City Council on _____, 202__.

Resolution No. _____

This Document represents the approved Comprehensive Sign Plan Including any conditions by City Council.

Completeness certification by Baseline Corporation this _____ day of _____, 202__.

Signature: _____

Vincent Harris, AICP – Planning Director

On behalf of the City of Black Hawk

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #012039, #012039 & #012039



Client Name & Address:
BALLY'S CASINO
BLACK HAWK NORTH
300 MAIN STREET
BLACK HAWK, CO 80422

OPY: **41294**

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

11/23/21 - JP

12/09/21 - JP

12/16/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M. Serial:

Sheet:

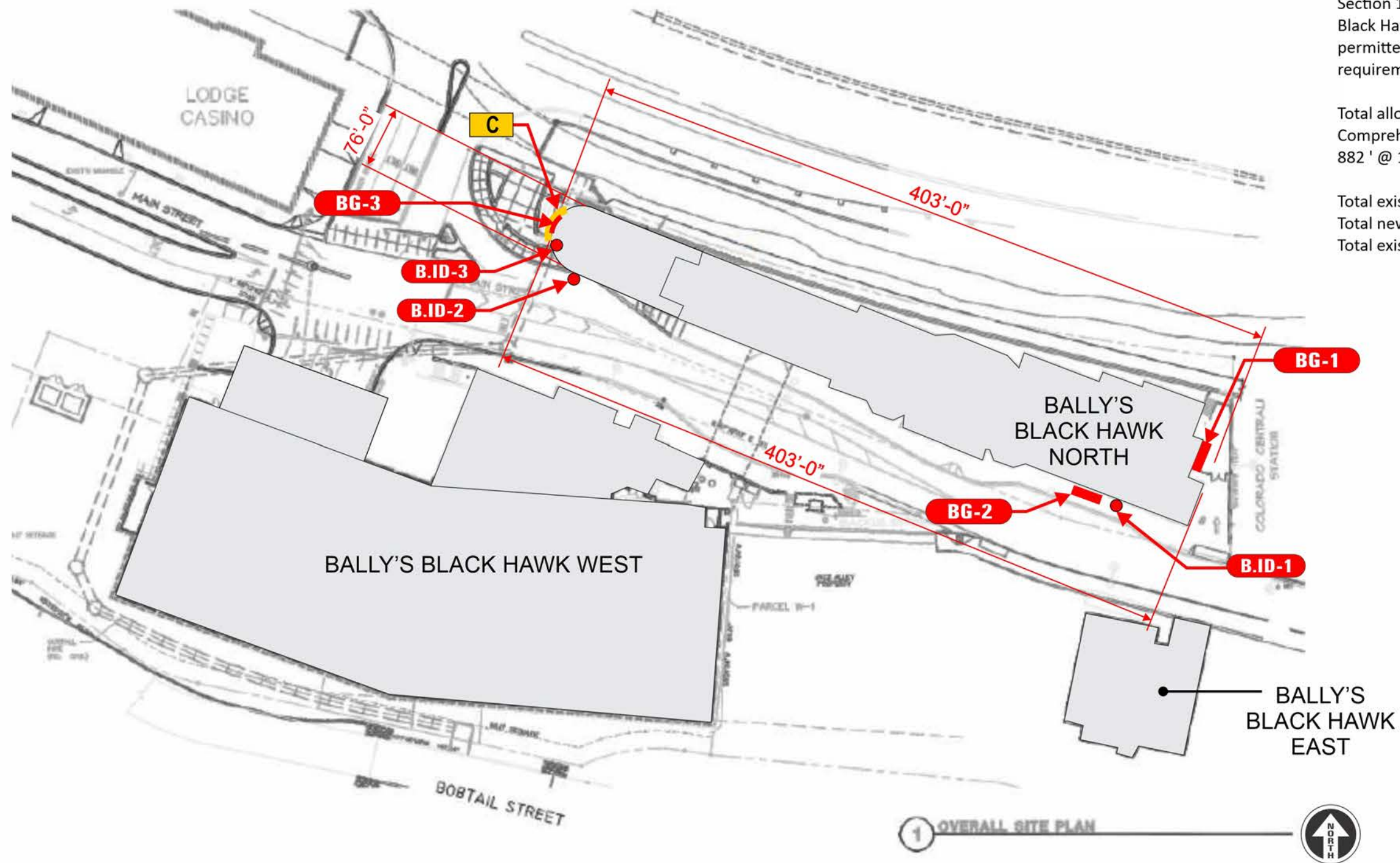
BALLY'S BLACK HAWK NORTH
CALCULATION

MAIN STREET	403'
RICHMAN STREET	76'
HIGHWAY 119	403'
TOTAL BUILDING FRONTAGE	882'

ALLOWABLE SIGNAGE SQUARE FOOTAGE CALCULATION
Section 15-13 (f) (1) {Comprehensive Sign Plans} of the
Black Hawk Municipal Code allows up to 170% of the
permitted sign area on the subject property, if all
requirements are met.

Total allowable signage square footage allowed for this
Comprehensive Sign Plan.
882 ' @ 170% = 1,499.40 square feet

Total existing sign area to remain = 325.2
Total new sign area proposed = 280
Total existing & new sign area = 605.2



EXISTING

NEW

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #012039 & #015139



Client Name & Address:
BALLY'S CASINO
BLACK HAWK NORTH
300 MAIN STREET
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S
CASINO

Account Executive:
MITCH
OLORENSHAW

Designer:
JAMIE
PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

11/23/21 - JP

12/09/21 - JP

12/16/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:


Sheet:

BALLY'S BLACK HAWK NORTH BUILDING SIGNAGE

NEW SIGNAGE

SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
	BG-1	BALLY'S CASINO	10'-0" x 18'-6"	1	CHANNEL LETTERS	ILLUMINATED	EAST ELEVATION	185
	BG-2	BALLY'S	3'-3" x 8'-10"	1	CHANNEL LETTERS	ILLUMINATED	SOUTH ELEVATION	29
	BG-3	BALLY'S CASINO	4'-8" x 11'-6"	1	CHANNEL LETTERS	ILLUMINATED	WEST ELEVATION	54
	B.ID-1 B.ID-2 B.ID-3	BALLY'S NORTH 300 MAIN ST.	1'-4" x 2'-6"	3	WALL PLAQUE OR WINDOW VINYL	NON-ILLUMINATED	SOUTHEAST, SOUTHWEST AND WEST ENTRIES	12
TOTAL SQUARE FEET OF NEW SIGNAGE:								280

EXISTING SIGNAGE TO REMAIN

SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
	C	EMU	5'-7" x 58'-3"	1	CURVED EMU	ILLUMINATED	WEST ELEVATION	325.2
TOTAL SQUARE FEET OF EXISTING SIGNAGE:								325.2
TOTAL SQUARE FEET OF EXISTING AND NEW SIGNAGE:								605.2
TOTAL SQUARE FEET ALLOWED ON PROPERTY:								1499.4

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #01209 & #01539



Client Name & Address:
BALLY'S CASINO
BLACK HAWK NORTH
300 MAIN STREET
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

11/23/21 - JP

12/09/21 - JP

12/16/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

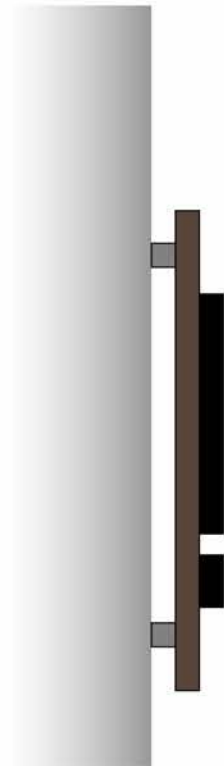
Reference Design:

O.E.M Serial:

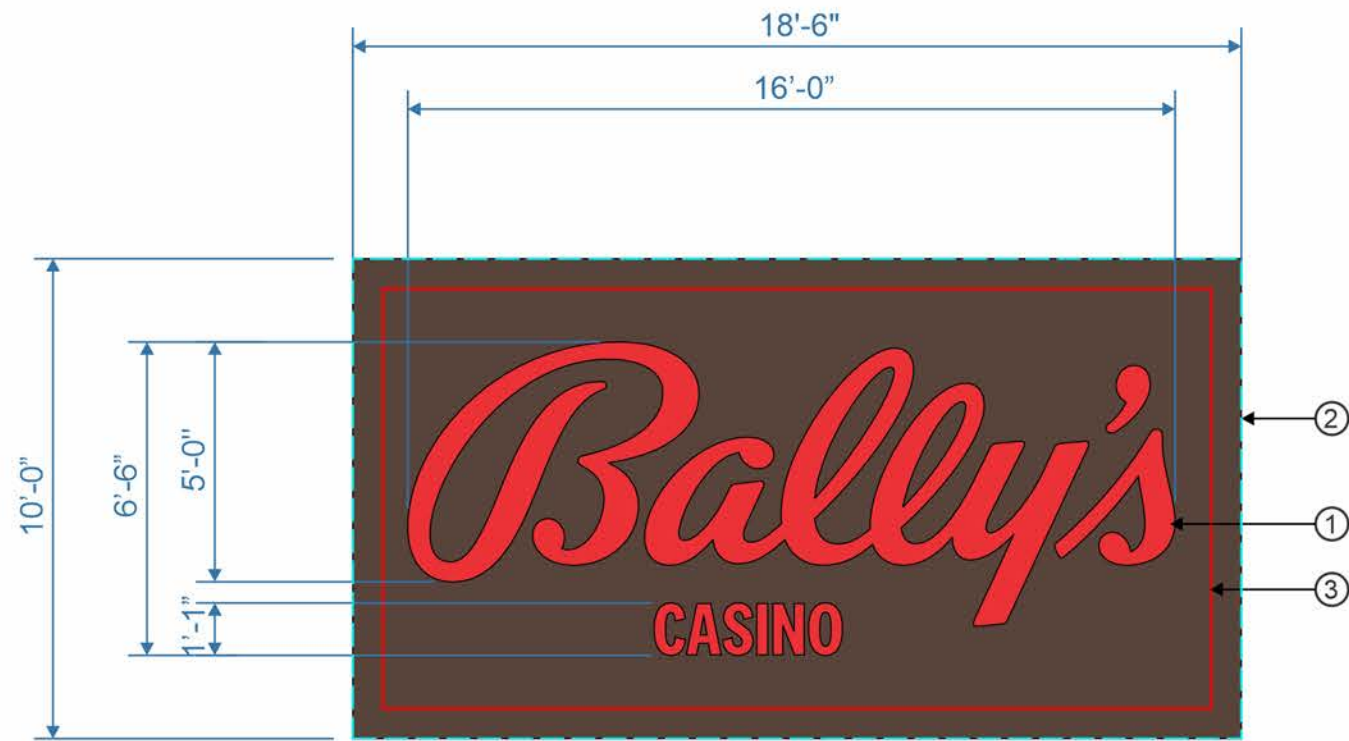
Sheet:

62 of 83

3 OF 7



SIDE ELEVATION



BG-1

ILLUMINATED CHANNEL LETTERS ON BACKER

SCALE @ 1/4" = 1'-0"

QTY: ONE (1) REQ'D

NOTES

- ① ILLUMINATED CHANNEL LETTERS AND LOGO. POLYCARBONATE FACES W/ RED VINYL OVERLAY. SATIN BLACK RETURNS. LED INTERNAL ILLUMINATION.
- ② NON-ILLUMINATED BACKER CABINET. PAINTED DK. BRONZE.
- ③ RED FAUX NEON FLEX LED LIGHTING AROUND PERIMETER.



PROPOSED

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #01209 & #01539

Client Name & Address:
BALLY'S CASINO
BLACK HAWK NORTH
300 MAIN STREET
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21	- JP
11/23/21	- JP
12/09/21	- JP
12/16/21	- JP
03/14/22	- JP
04/11/22	- JP

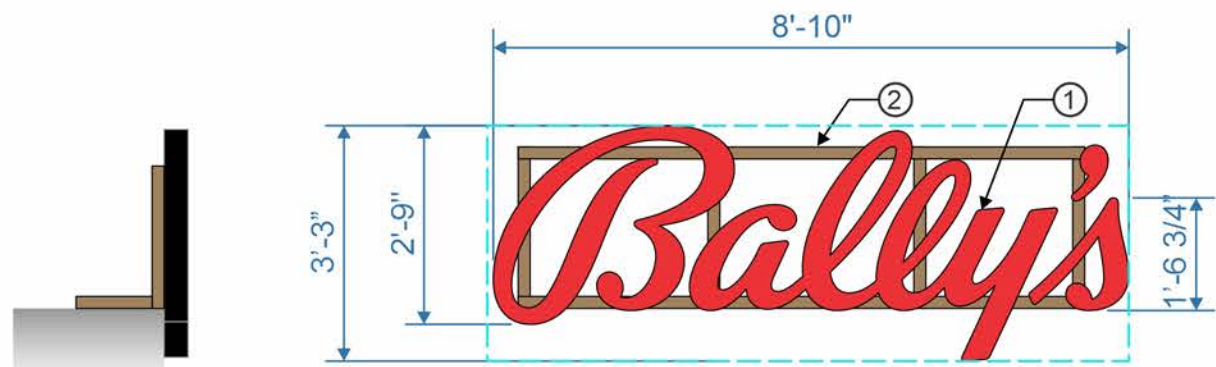
Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:



SIDE ELEVATION

BG-2

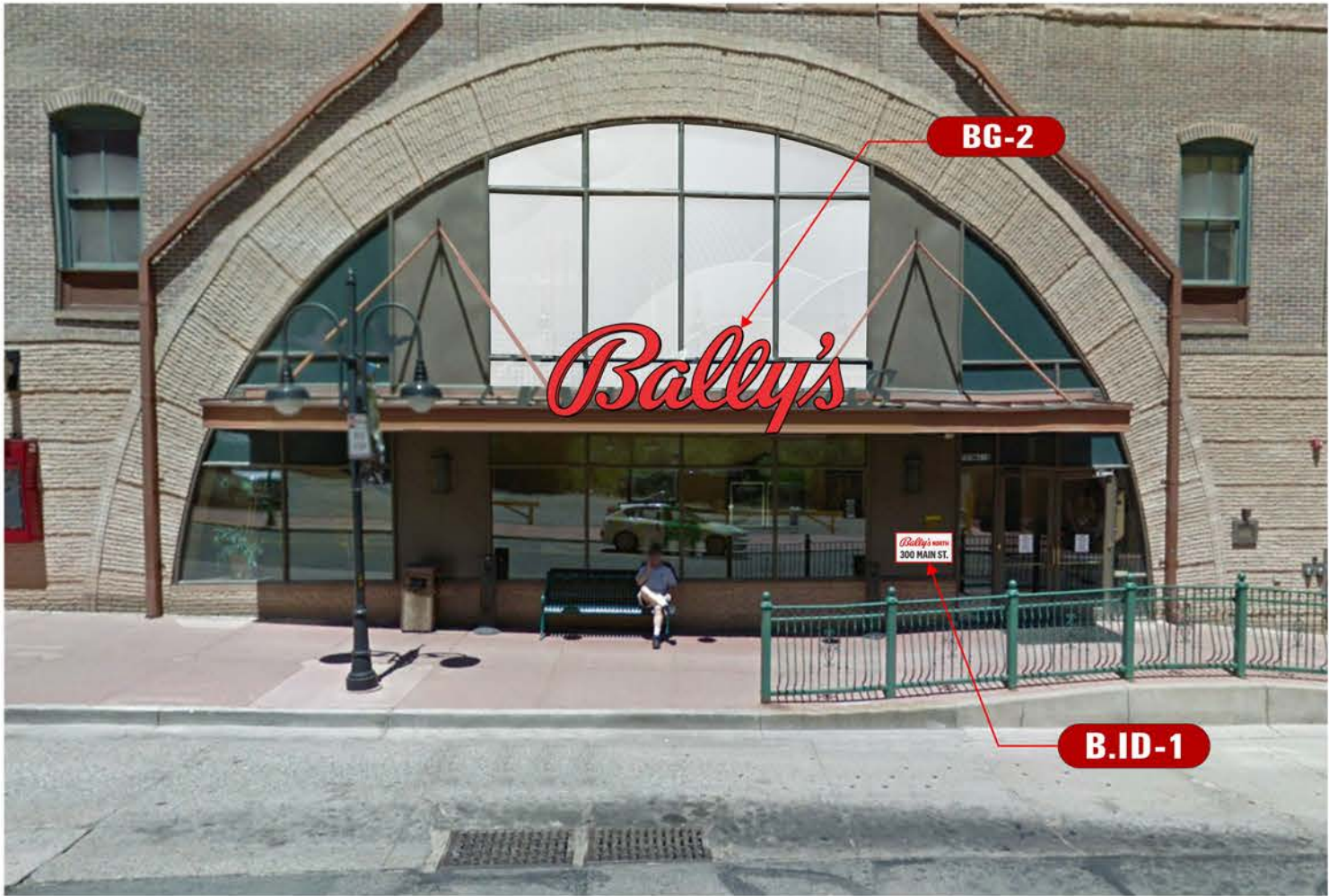
ILLUMINATED CHANNEL LETTERS ON FRAME

SCALE @ 3/8" = 1'-0"

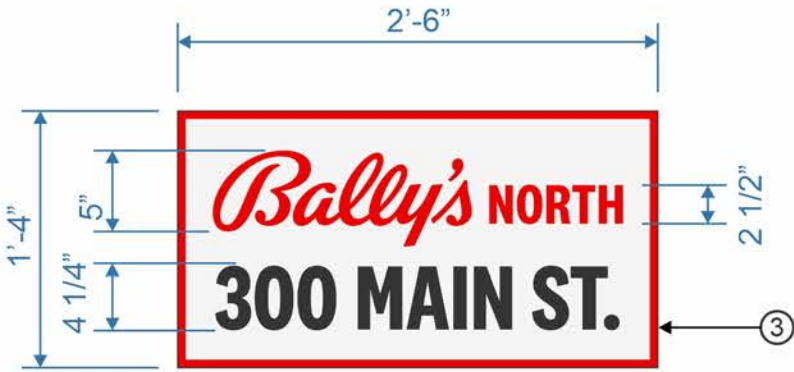
QTY: ONE (1) REQ'D

NOTES

- ① ILLUMINATED CHANNEL LETTERS AND LOGO. POLYCARBONATE FACES W/ RED VINYL OVERLAY. SATIN BLACK RETURNS. LED INTERNAL ILLUMINATION.
- ② SUPPORT STRUCTURE. AS REQ'D. PAINTED TAN TO MATCH EXISTING STRUCTURE.
- ③ NON-ILLUMINATED WHITE ACRYLIC PLAQUE W/ VINYL GRAPHICS.



PROPOSED

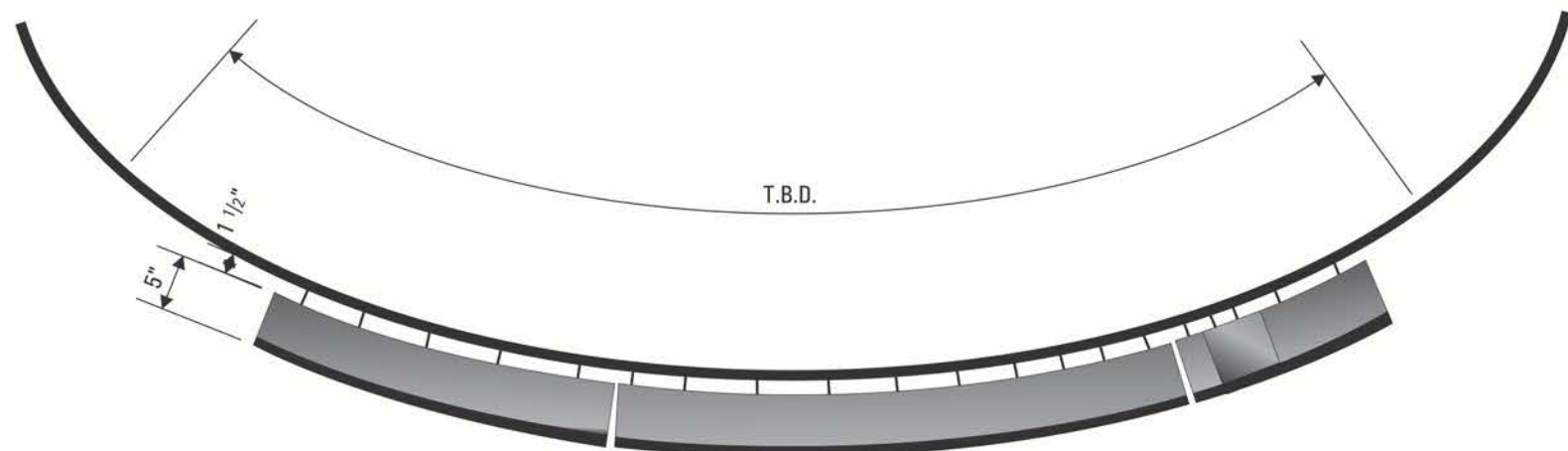


B.ID-1

NON-ILLUMINATED WALL PLAQUE

SCALE @ 1" = 1'-0"

QTY: ONE (1)



PLAN VIEW

NOTES

- ILLUMINATED CHANNEL LETTERS AND LOGO. POLYCARBONATE FACES W/ RED VINYL OVERLAY. SATIN BLACK RETURNS. LED INTERNAL ILLUMINATION.
- NON-ILLUMINATED VINYL GRAPHICS. MOUNTED TO PLAQUE OR WINDOW.

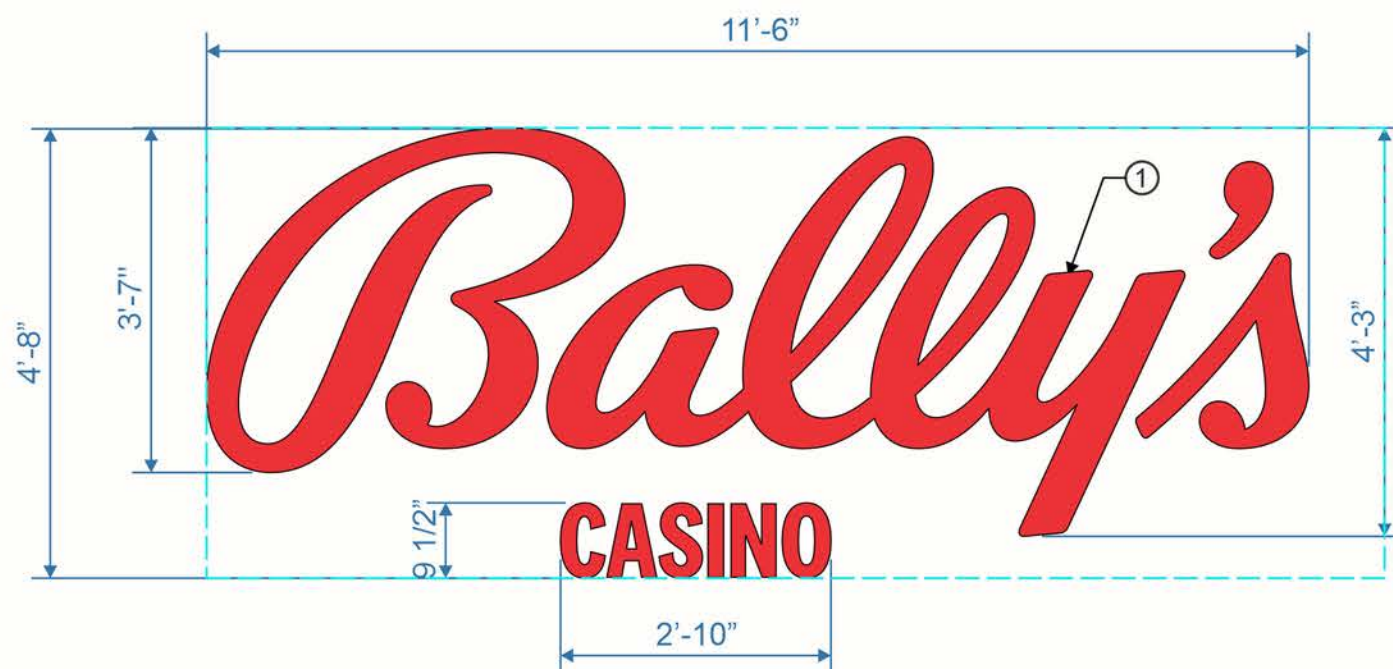


B.ID-3

NON-ILLUMINATED WALL PLAQUE OR WINDOW VINYL

SCALE @ 1" = 1'-0"

QTY: ONE (1)



BG-3

ILLUMINATED CHANNEL LETTERS

SCALE @ 1/2" = 1'-0"

QTY: ONE (1) REQ'D



PROPOSED

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: 001209, 001209 & 001209



Client Name & Address:
BALLY'S CASINO
BLACK HAWK NORTH
300 MAIN STREET
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

11/23/21 - JP

12/09/21 - JP

12/16/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

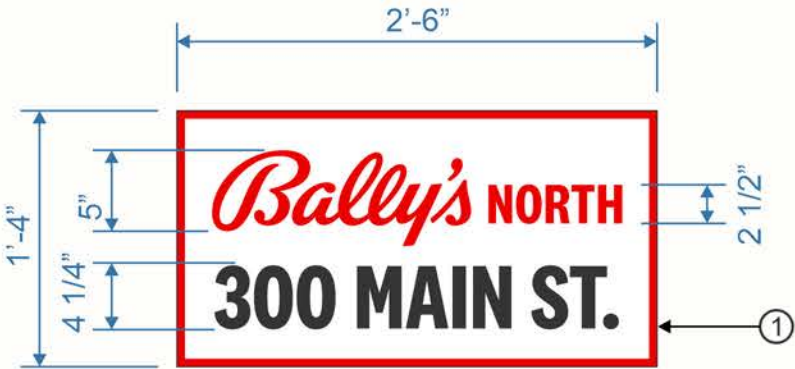
Reference Design:

O.E.M Serial:

Sheet:

NOTES

- ① NON-ILLUMINATED VINYL GRAPHICS. MOUNTED TO PLAQUE OR WINDOW.



B.ID-2

NON-ILLUMINATED WALL PLAQUE OR WIDOW VINYL
SCALE @ 1" = 1'-0"

QTY: ONE (1)



PROPOSED

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #01209 & #01539

Client Name & Address:
BALLY'S CASINO
BLACK HAWK NORTH
300 MAIN STREET
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

11/23/21 - JP

12/09/21 - JP

12/16/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:

Bally's

BLACK HAWK WEST

PARKING GARAGE:
255 MAIN STREET
BLACK HAWK, CO 80422

CASINO:
261 MAIN STREET
BLACK HAWK, CO 80422

COMPREHENSIVE SIGN PLAN AMENDMENT 2022

EXTERIOR SIGNAGE

PROPERTY INFORMATION:

BALLY'S CASINO
BLACK HAWK WEST
261 MAIN STREET
BLACK HAWK, CO 80422

PARKING GARAGE
BLACK HAWK WEST
255 MAIN STREET
BLACK HAWK, CO 80422

PROPERTY OWNER:

PREMIER ENTERTAINMENT BLACK HAWK LLC
D/B/A BALLY'S CASINO BLACK HAWK
ADDRESS:
300 MAIN STREET
BLACK HAWK, CO 80422

SIGN PACKAGE PREPARED BY:

YESCO LLC
11220 E. 53RD AVE.
SUITE #300
DENVER, CO 80239

Certificate of Completeness

This Comprehensive Sign Plan has been approved by the Black Hawk City Council on _____, 202__.

Resolution No. _____

This Document represents the approved Comprehensive Sign Plan Including any conditions by City Council.

Completeness certification by Baseline Corporation this _____ day of _____, 202__.

Signature: _____

Vincent Harris, AICP – Planning Director

On behalf of the City of Black Hawk

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #01209 & #01539



Client Name & Address:
BALLY'S CASINO
BLACK HAWK WEST
255 & 261 MAIN ST
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S
CASINO

Account Executive:
MITCH
OLORENSHAW

Designer:
JAMIE
PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

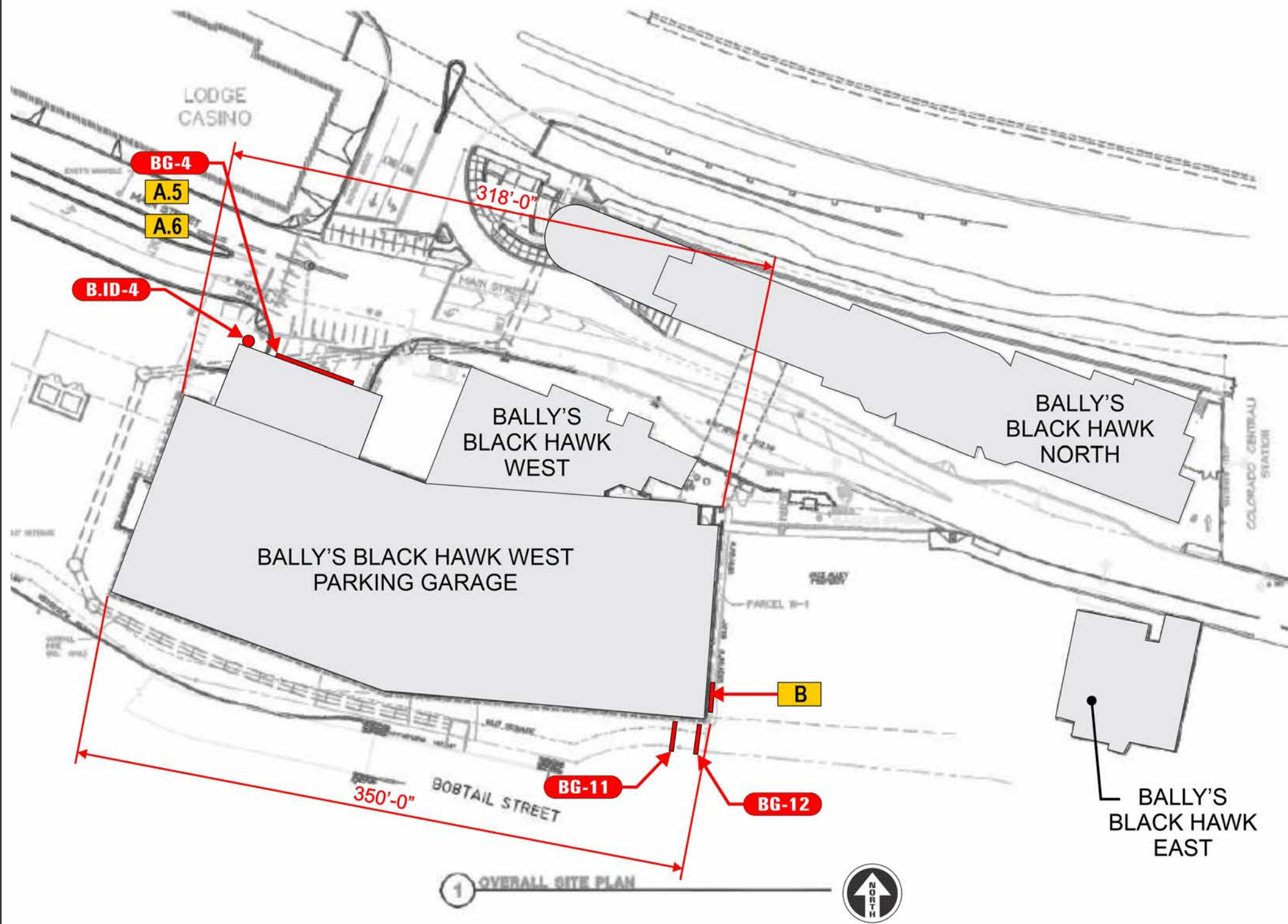
Description:

Classification:

Reference Design:

O.E.M. Serial:

Sheet:



1 OVERALL SITE PLAN

BALLY'S BLACK HAWK WEST

FRONTAGE CALCULATION

MAIN STREET	318'
BOBTAIL STREET	350'
TOTAL BLDG FRONTAGE	668'

ALLOWABLE SIGNAGE SQUARE FOOTAGE CALCULATION

Section 15-13 (f) (1) {Comprehensive Sign Plans}
of the Black Hawk Municipal Code
allows up to 170% of the permitted sign area on
the subject property, if all requirements are met.

Total allowable signage square footage allowed for
this Comprehensive Sign Plan.
 $668' @ 170\% = 1,135$ square feet

Total existing sign area to remain = 364.5
Total new sign area proposed = 177
Total existing & new sign area = 541.5

**PARKING GARAGE:
255 MAIN ST.
BLACK HAWK, CO**

<div style="width: 20px; height: 20px; background-color: yellow; border: 1px solid black;"></div>	EXISTING
<div style="width: 20px; height: 20px; background-color: red; border: 1px solid black;"></div>	NEW

YESCO LLC

LAS VEGAS DIVISION

5119 SO. CAMERON ST.

LAS VEGAS, NV 89118

PHONE: (702) 876-8080

WWW.YESCO.COM

NY CONTRACTOR LICENSE: #012038, #012039 & #012039

YESCO

Client Name & Address:

BALLY'S CASINO

BLACK HAWK WEST

255 MAIN ST.

BLACK HAWK, CO 80422

OPY:

41294

Project Name:

BALLY'S CASINO

Account Executive:

MITCH OLORENSHAW

Designer:

JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

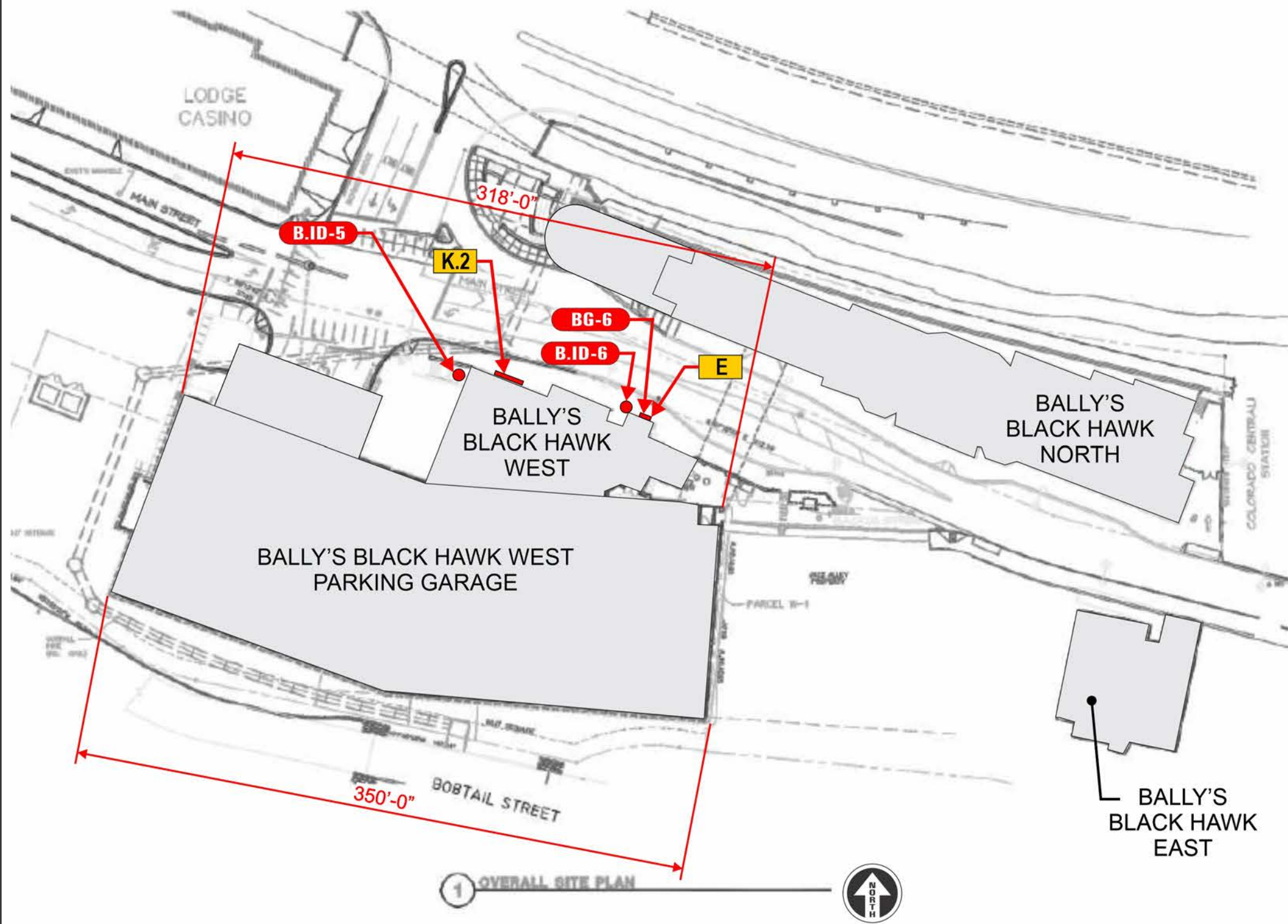
04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:



1 OVERALL SITE PLAN

BALLY'S BLACK HAWK WEST

FRONTAGE CALCULATION

MAIN STREET	318'
BOBTAIL STREET	350'
TOTAL BLDG FRONTAGE	668'

ALLOWABLE SIGNAGE SQUARE FOOTAGE CALCULATION

Section 15-13 (f) (1) {Comprehensive Sign Plans}
of the Black Hawk Municipal Code
allows up to 170% of the permitted sign area on
the subject property, if all requirements are met.

Total allowable signage square footage allowed for
this Comprehensive Sign Plan.
 $668' @ 170\% = 1,135$ square feet

Total existing sign area to remain = 364.5
Total new sign area proposed = 177
Total existing & new sign area = 541.5

CASINO:
261 MAIN ST.
BLACK HAWK, CO

EXISTING

NEW

YESCO LLC
LAS VEGAS DIVISION
5119 SO CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #012038, #012039 & #012039

Client Name & Address:
BALLY'S CASINO
BLACK HAWK WEST
261 MAIN ST.
BLACK HAWK, CO 80422

OPV:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:

69 of 83

3 OF 9

BALLY'S BLACK HAWK WEST BUILDING & PARKING GARAGE SIGNAGE






NEW SIGNAGE

COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

	SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
CASINO		BG-6	BALLY'S	3'-3" x 8'-10"	1	CHANNEL LETTERS	ILLUMINATED	NORTH	29
		B.ID-5 B.ID-6	BALLY'S WEST 261 MAIN ST.	1'-4" x 2'-6"	2	WALL PLAQUE	NON-ILLUMINATED	NORTH	8
PARKING GARAGE		BG-4	BALLY'S CASINO	6'-6" x 16'-0"	1	CHANNEL LETTERS	ILLUMINATED	GARAGE NORTH ENTRANCE	104
		BG-11	BALLY'S CASINO PARKING	6'-4" x 2'-6"	1	ALUMINUM PANEL	NON-ILLUMINATED	GARAGE SOUTH ENTRANCE	16
		BG-12	BALLY'S CASINO PARKING	6'-4" x 2'-6"	1	ALUMINUM PANEL	NON-ILLUMINATED	GARAGE SOUTH ENTRANCE	16
		B.ID-4	BALLY'S WEST 255 MAIN ST.	1'-4" x 2'-6"	1	WALL PLAQUE	NON-ILLUMINATED	GARAGE NORTH ENTRANCE	4
TOTAL SQUARE FEET OF NEW SIGNAGE:									177

EXISTING SIGNAGE TO REMAIN

COMPREHENSIVE SIGN PLAN AMMENDMENT 2022

	SIGNAGE		COPY	SIZE	QTY	SIGN TYPE	ILLUMINATION	ELEVATION	SQ FT
CASINO		E	CASINO ENTRANCE	1'-0" x 12'-0"	1	CHANNEL LETTERS	ILLUMINATED	NORTH ENTRANCE	12
		K.2	ELECTRONIC DISPLAY BOARD	12'-5" x 7'-8 1/2"	1	EMC	ILLUMINATED	NORTHEAST ELEVATION	92.5
PARKING GARAGE		A.5	EXIT ONLY	2'-0" x 29'-9"	1	S/F ILLUMINATED CABINET	ILLUMINATED	NORTH GARAGE ENTRANCE	60
		A.6	ENTRANCE ONLY	2'-0" x 29'-9"	1	S/F ILLUMINATED CABINET	ILLUMINATED	NORTH GARAGE ENTRANCE	60
		B	FREE PARKING	3'-6" x 13'-7" 3'-6" x 27'-3"	1	CHANNEL LETTERS	ILLUMINATED	EAST SIDE OF GARAGE	140
TOTAL SQUARE FEET OF EXISTING SIGNAGE:									364.5
TOTAL SQUARE FEET OF EXISTING AND NEW SIGNAGE:									541.5
TOTAL SQUARE FEET ALLOWED ON PROPERTY:									1,135

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #012089, #012090 & #015139



Client Name & Address:
BALLY'S CASINO
BLACK HAWK WEST
261 MAIN ST.
BLACK HAWK, CO 80422

Project Name:
BALLY'S
CASINO

Account Executive:
MITCH
OLORENSHAW

Designer:
JAMIE
PETERSON

Design Approvals
Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

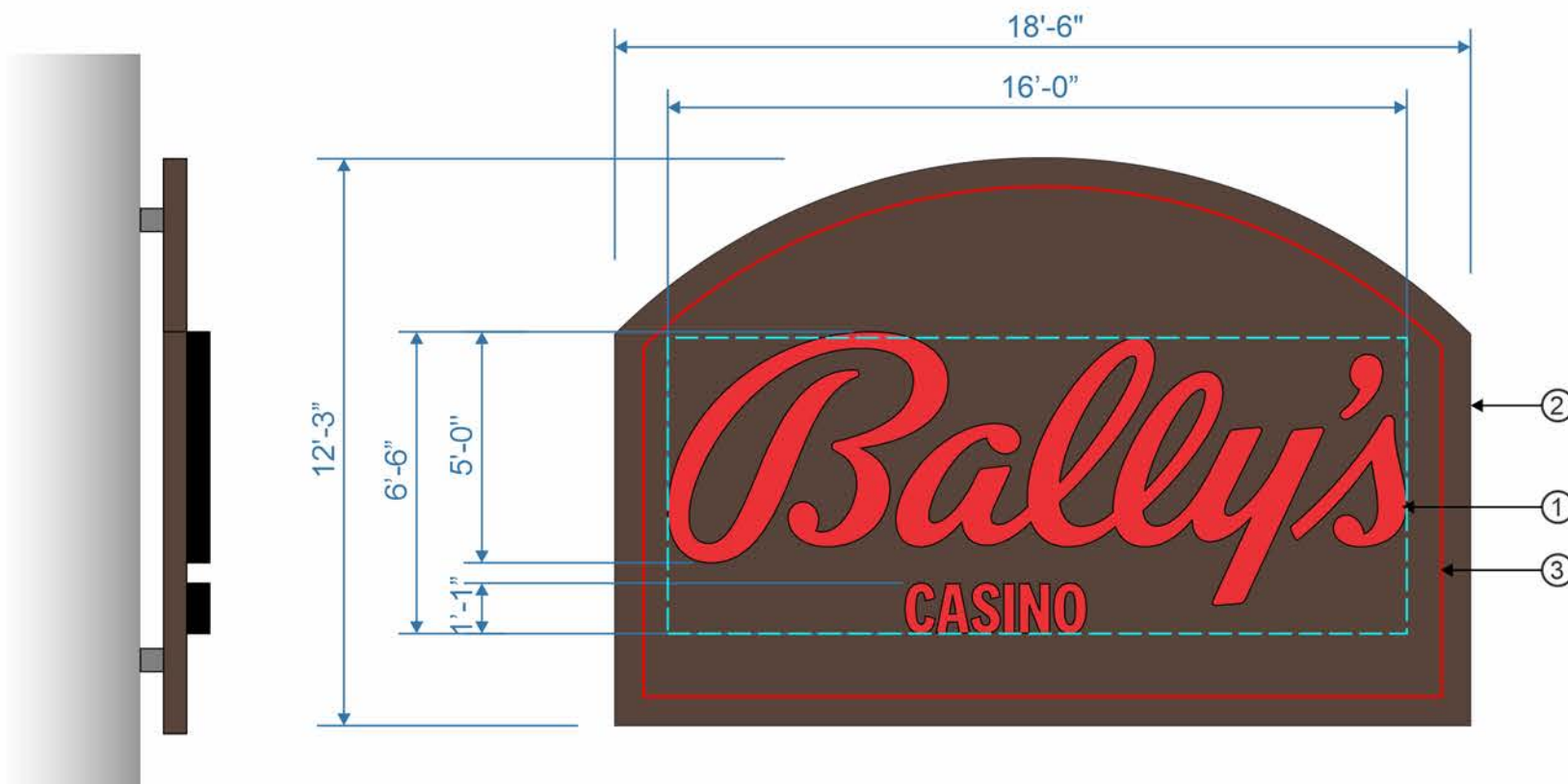
04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:



SIDE ELEVATION

BG-4

ILLUMINATED CHANNEL LETTERS ON BACKER

SCALE @ 1/4" = 1'-0"

QTY: ONE (1) REQ'D

NOTES

- ① ILLUMINATED CHANNEL LETTERS AND LOGO. POLYCARBONATE FACES W/ RED VINYL OVERLAY. SATIN BLACK RETURNS. LED INTERNAL ILLUMINATION.
- ② NON-ILLUMINATED BACKER CABINET. PAINTED DK. BRONZE.
- ③ RED FAUX NEON FLEX LED LIGHTING AROUND PERIMETER.
- ④ REFACE EXISTING S/F ILLUMINATED SIGNAGE. NEW WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL AND REVERSE CUT COPY.
- ⑤ NON-ILLUMINATED WHITE ACRYLIC PLAQUE W/ VINYL GRAPHICS.

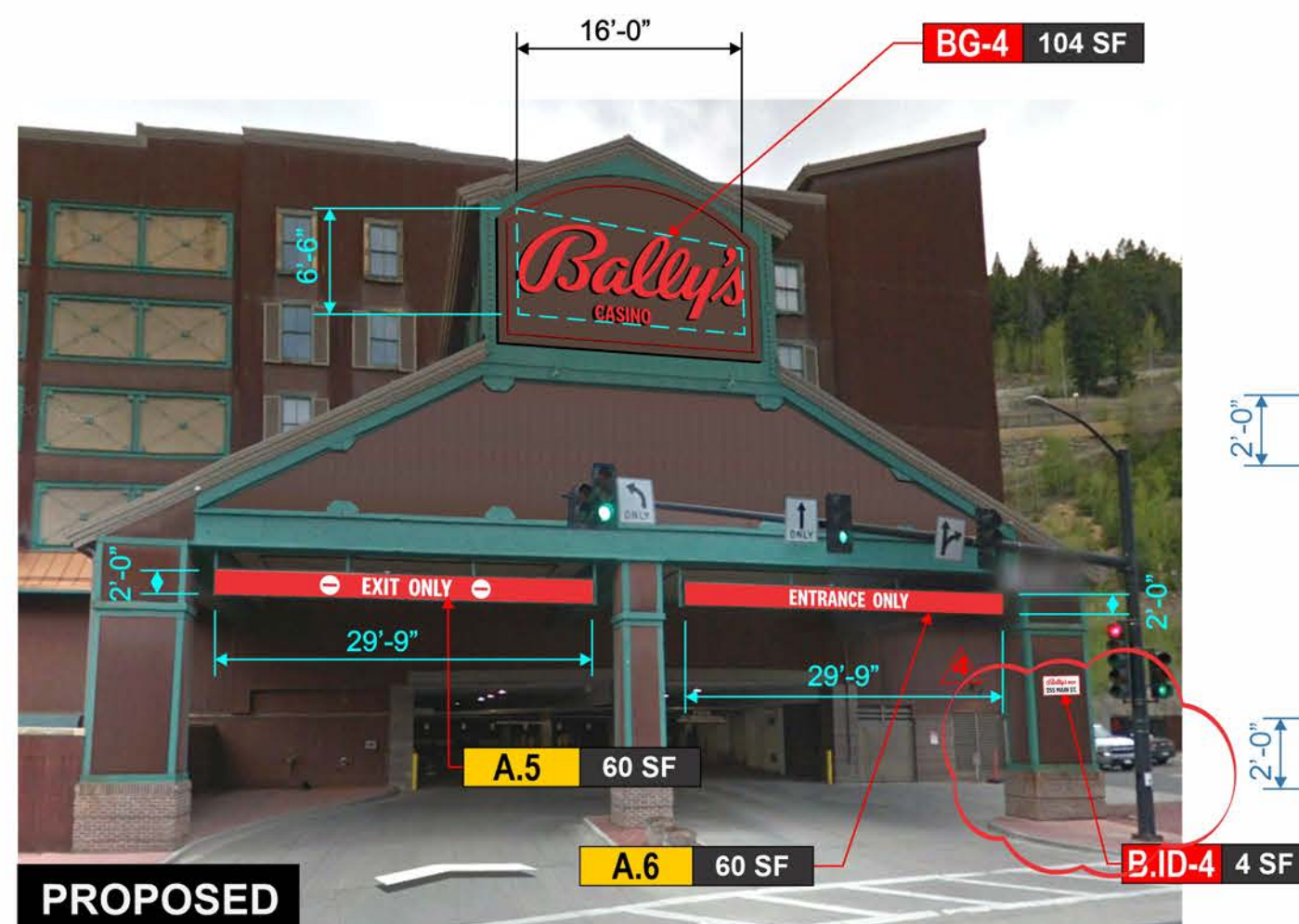


B.ID-4

NON-ILLUMINATED WALL PLAQUE

SCALE @ 1" = 1'-0"

QTY: ONE (1)



PROPOSED

A.5

60 SF

A.6

60 SF

B.ID-4

4 SF



A.5

REFACE EXISTING S/F ILLUMINATED CABINET

SCALE @ 1/4" = 1'-0"

QTY: ONE (1) REQ'D



A.6

REFACE EXISTING S/F ILLUMINATED CABINET

SCALE @ 1/4" = 1'-0"

QTY: ONE (1) REQ'D

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #01209 & #01539



Client Name & Address:
BALLY'S CASINO
BLACK HAWK WEST
255 MAIN ST.
BLACK HAWK, CO 80422

OPY:
41294

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M. Serial:



EXISTING

NOTES

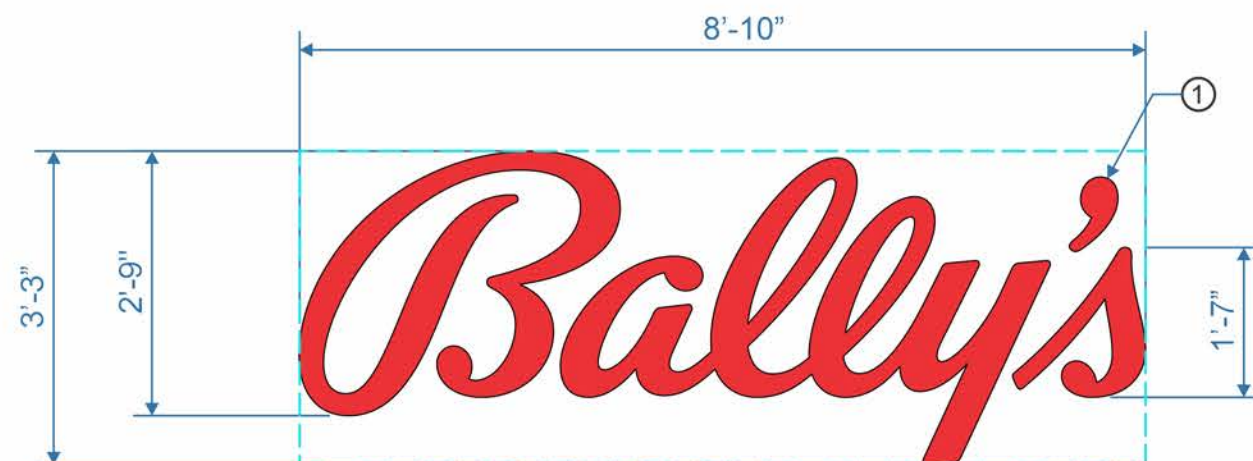
- ① NON-ILLUMINATED WHITE ACRYLIC PLAQUE W/ VINYL GRAPHICS.



B.ID-5 NON-ILLUMINATED WALL PLAQUE
SCALE @ 1" = 1'-0" **QTY: ONE (1)**



SIDE ELEVATION

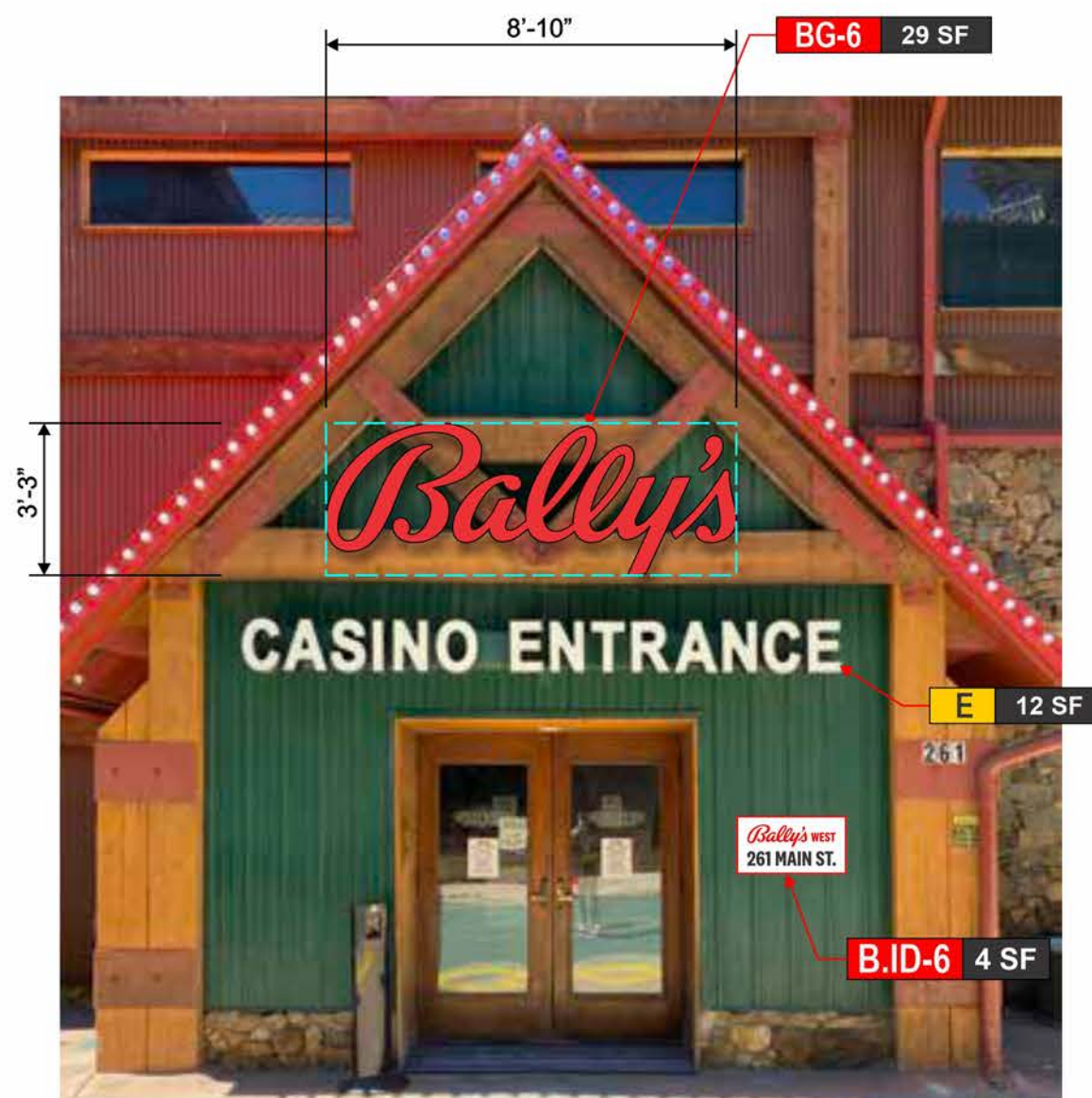


BG-6

ILLUMINATED CHANNEL LETTERS

SCALE @ 1/2" = 1'-0"

QTY: ONE (1) REQ'D



PROPOSED

NOTES

- ① ILLUMINATED CHANNEL LETTERS AND LOGO. POLYCARBONATE FACES W/ RED VINYL OVERLAY. SATIN BLACK RETURNS. LED INTERNAL ILLUMINATION.
- ② NON-ILLUMINATED WHITE ACRYLIC PLAQUE W/ VINYL GRAPHICS.



B.ID-6

NON-ILLUMINATED WALL PLAQUE

SCALE @ 1" = 1'-0"

QTY: ONE (1)

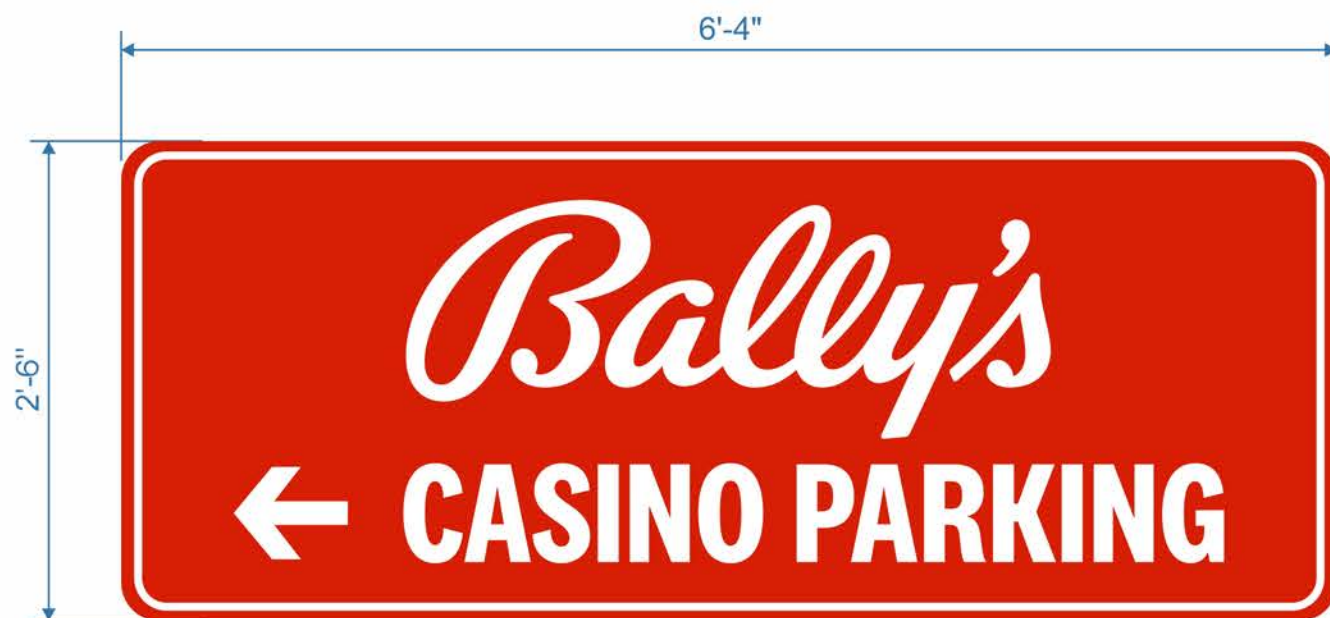


BG-11

NON-ILLUMINATED PANEL W/ VINYL COPY

SCALE @ 1" = 1'-0"

QTY: ONE (1) REQ'D



BG-12

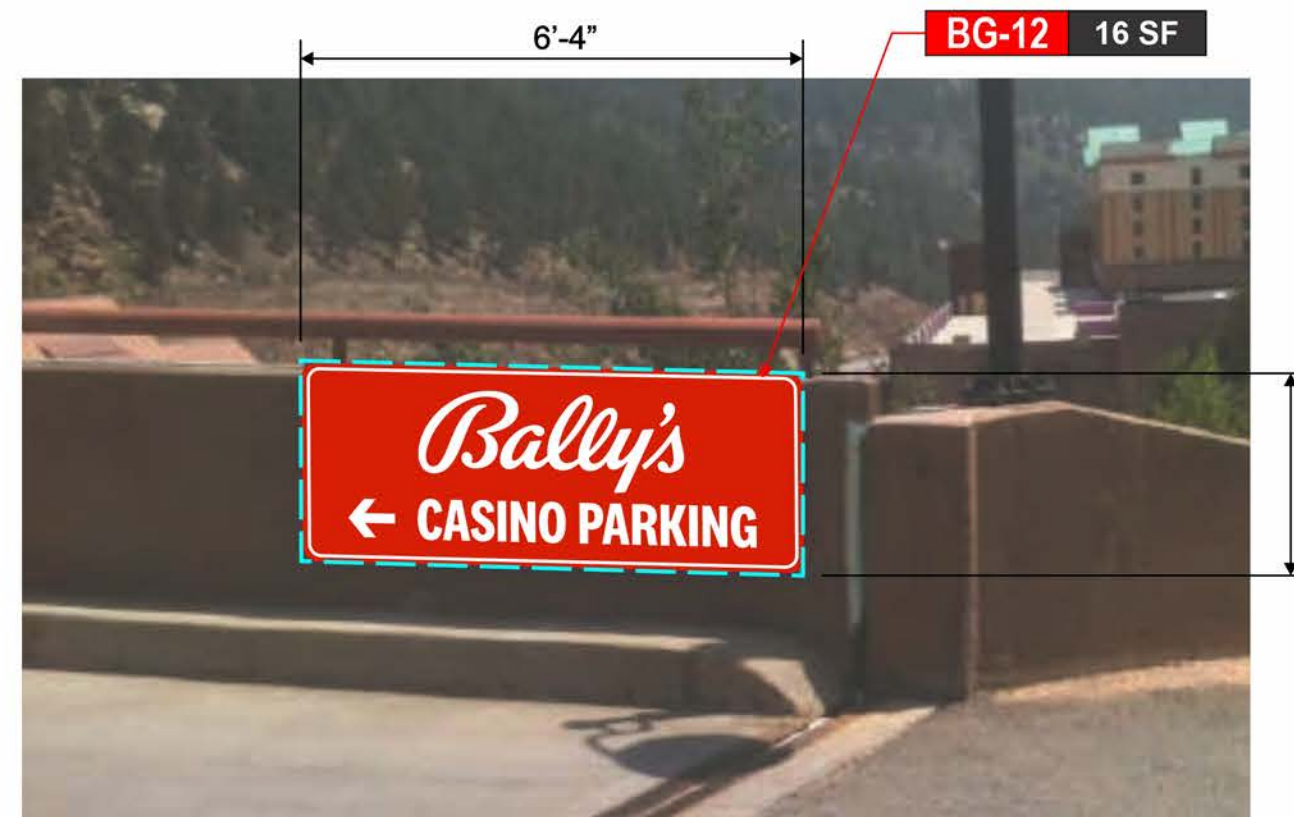
NON-ILLUMINATED PANEL W/ VINYL COPY

SCALE @ 1" = 1'-0"

QTY: ONE (1) REQ'D



PROPOSED



PROPOSED

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #012089 & #015139



Client Name & Address:
BALLY'S CASINO
BLACK HAWK WEST
255 MAIN ST.
BLACK HAWK, CO 80422

Project Name:
BALLY'S CASINO

Account Executive:
MITCH OLORENSHAW

Designer:
JAMIE PETERSON

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:

Client:

Rev. / Date / Designer

09/21/21 - JP

12/02/21 - JP

12/15/21 - JP

12/27/21 - JP

03/14/22 - JP

04/11/22 - JP

Description:

Classification:

Reference Design:

O.E.M. Serial:

RESOLUTION 38-2022
A RESOLUTION
APPROVING THE
LICENSE AGREEMENT
BETWEEN THE CITY OF
BLACK HAWK,
COLORADO AND
BOULDER
MOUNTAINBIKE
ALLIANCE

STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK

Resolution No. 38-2022

**TITLE: A RESOLUTION APPROVING THE LICENSE
 AGREEMENT BETWEEN THE CITY OF BLACK HAWK,
 COLORADO AND BOULDER MOUNTAINBIKE
 ALLIANCE**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BLACK HAWK, COLORADO, THAT:

Section 1. The License Agreement by and between the City of Black Hawk and the
Boulder Mountainbike Alliance, attached hereto as **Exhibit A**, is hereby approved, and the Mayor
is authorized to execute the same on behalf of the City.

RESOLVED AND PASSED this 11th day of May, 2022.

David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, CMC, City Clerk

CITY OF BLACK HAWK

REQUEST FOR COUNCIL ACTION

SUBJECT: License Agreement for use of City-owned property at the Hidden Treasure Trailhead and the Maryland Mountain trails.

RECOMMENDATION: Staff recommends the following motion to the Mayor and Board of Aldermen:

MOTION TO APPROVE Resolution 38-2022, a Resolution approving the License Agreement between the City of Black Hawk, Colorado and Boulder Mountainbike Alliance.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

On April 25, 2022, the City Clerk's office received a Special Event application from the Boulder Mountainbike Alliance for an E-Mountainbike Demo with morning and afternoon rides of 10-12 people at Hidden Treasure Trailhead and on Maryland Mountain trails, plus a tent at the trailhead. The date of the event is planned for June 4th, with a rain/snow date of June 11th between 9:30 am to 2:00 pm. Since the City owns this property, a License Agreement is required. City departments have already reviewed the application, and staff recommends approval.

AGENDA DATE: May 11, 2022

WORKSHOP DATE: N/A

FUNDING SOURCE: N/A

DEPARTMENT DIRECTOR APPROVAL: [X]Yes []No

STAFF PERSON RESPONSIBLE: Melissa Greiner, CMC
City Clerk/Administrative Services Director

DOCUMENTS ATTACHED: Resolution 38-2022
License Agreement
Special Event Application

RECORD: []Yes [X]No


CITY ATTORNEY REVIEW: [X]Yes []N/A

SUBMITTED BY:



Melissa A. Greiner, City Clerk

REVIEWED BY:



Stephen N. Cole, City Manager

LICENSE

THIS LICENSE, is made and entered into this ____ day of _____, 2022, by and between the CITY OF BLACK HAWK, Colorado whose address is 201 Selak Street, Black Hawk, CO 80422 (the "City") and Boulder Mountainbike Alliance whose address is PO Box 4954, Boulder, CO 80306 ("Licensee").

1. **PROPERTY LICENSED; TERM.** The property that is licensed are the premises located at Hidden Treasure Trailhead and the Maryland Mountain trails, generally known as 8060 Black Hawk Boulevard, Black Hawk, CO 80422 (the "Premises"). This License shall allow use of the Premises on the following dates at the following times:

June 4, 2022 with a rain date of June 11, 2022

9:30 am to 2:00 pm

2. **INSURANCE.** Licensee shall obtain for itself, its agents, successors, assigns, lessees, licensees and agents, necessary and adequate worker's compensation insurance, personal injury insurance, and property damage insurance, with limits commensurate with the hazards and risks associated with the use of the Premises, but in no event less than the liability limits established by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as now in effect or as hereinafter amended. The Premises shall not be used until Licensee has obtained all insurance required under this section and shall have filed a certificate of insurance or a certified copy of the insurance policy with the City. Each insurance policy shall list the City as an additional named insured and shall contain a clause providing that coverage shall not be cancelled by the insurance company without thirty (30) days written notice to the City of intention to cancel.

3. **CLEANING.** Licensee covenants and agrees to clean the Premises after each use set forth in Section 1 above so as to allow other use of the Premises when not being used by the Licensee hereunder.

4. **USE.** Licensee covenants and agrees that it shall utilize the Premises for E-bike Demo and for no other purpose and not to use the Premises or permit it to be used for purposes prohibited by the laws of the applicable United States, State of Colorado, or any political subdivision thereof.

5. **RE-ENTRY.** Licensee covenants and agrees to permit the City or its duly authorized representatives to inspect the Property Licensed and to do such other acts and things as it deems necessary for the protection of its interests therein.

6. **NO COVENANT OF TITLE OR QUIET POSSESSION.** The rights granted herein are without covenant of title or warranty of quiet possession of the Premises.

7. **PROPERTY LICENSED TAKEN "AS IS."** Licensee understands and agrees that the Premises are licensed "as is." The City makes no warranty, written or implied, that the Premises are fit for any particular purpose.

8. **LIABILITY AND INDEMNIFICATION.** The City shall not be liable for any loss, injury, death or damage to any person or personal property which may arise from the use or condition of the Premises including, but not limited to, loss, injury, death, or damage resulting from ice, water, rain, snow, gas, electrical wires, fire, equipment malfunctions, faulty installation, or theft. Licensee hereby expressly agrees, to the extent permitted by law, to defend, indemnify and hold harmless the City, its officers, agents, employees and insurers against any liability, loss, damage, demand, action, cause of action or expense of whatever nature (including court costs and attorney fees) which may result from any loss, injury, death or damage allegedly sustained by any person, firm, corporation or other entity which arises out of or is caused by reason of Licensee's use of the Premises.

9. **TERMINATION.** This License Agreement may be terminated by the City at any time upon five (5) days written notice to Licensee.

10. **VENUE.** For the resolution of any dispute arising hereunder, venue shall be in the courts of Gilpin County, State of Colorado.

IN WITNESS WHEREOF, the parties hereto each herewith subscribe the same in triplicate.

CITY OF BLACK HAWK, COLORADO

By: _____
David D. Spellman, Mayor

ATTEST:

Melissa Greiner, CMC, City Clerk

LICENSEE

By: Wendy Sweet
(type name)

Executive Director 5/2/2022
Title Date

ATTEST:

Anthony Kamish

President 5/2/2022
Title Date



SPECIAL EVENT APPLICATION FORM

City of Black Hawk
P.O. Box 68
Black Hawk, CO 80422
303-582-2221

cityclerk@cityofblackhawk.org

RECEIVED

By Michele Martin at 8:53 am, 4/25/22

MUST BE RECEIVED AT LEAST 30 DAYS PRIOR TO THE EVENT

Please refer to Black Hawk Municipal Code, Chapter 6, Sec. 6-331 for Special Event Permit information. The City of Black Hawk Municipal Code is available at www.cityofblackhawk.org.

Applicant: Boulder Mountainbike Alliance

Address: PO Box 4954, Boulder, CO 80306

Contact Person: Wendy Sweet

Phone: 303-960-6641

Email: wendys@bouldermountainbike.org

Emergency Contact: Deb Trevor

Phone: 303-810-7259

Name of Event: E-MTB Demo at Maryland Mountain

Type of Event: mountain bike rides

Promotional Event? ☐ YES ☐ NO

Event Location: Hidden Treasure Trailhead and Maryland Mountain trails

Brief Description of Event: E-bike demo - morning and afternoon rides of 10-12 people plus tent at trailhead

Event Date(s): June 4, 2022 with raindate June 11, 2022

Hours of Event: 9:30 a.m. to 2:00 p.m.

Events may take place between the hours of 8 a.m. and 10 p.m., unless otherwise approved by City Council.

ADDITIONAL INFORMATION REQUIRED FOR THIS REQUEST:

1. A site plan showing the location of the Special Event. Plan must be drawn with detail and clarity (preferably to scale) to demonstrate where everything will be, effects the activity will have on public or private property, and whether additional services will be requested from the City, such as Public Works personnel, or Police Officers. See attached checklist.
2. A description of what methods will be used to maintain public safety and security during the event. Provide a traffic control plan for any activity adjacent to City right-of-way. Also include location of all fire extinguishers, electrical power, barriers, etc. where applicable. All event sponsors are responsible for the safety of event attendees and the security of all event-related property. Event sponsors should be prepared to discuss their means of event security, including the size of the staff and whether overnight security will be necessary or not. If the event requires law enforcement services or emergency medical services from the City beyond routine patrol, event sponsors must meet with City staff to discuss.

ADDITIONAL DECLARATIONS:

1. Will vendors be selling food and/or beverages at the event? ☐ YES ☒ NO
2. Do you want to sell or provide alcoholic beverages at the event? ☐ YES ☒ NO
3. Will you need to amplify any sound at the event (music, voices, etc.)? ☐ YES ☒ NO

FEE SCHEDULE:

First Day \$50
Each Additional Day \$30

MAKE CHECK PAYABLE TO:

City of Black Hawk
PO Box 68
Black Hawk, CO 80422
ATTN: City Clerk

I hereby certify that the statements made in this application are true and complete to the best of my knowledge, and that I am authorized to execute the requirements of this application.

Wendy Sweet
Applicant Signature

4/21/2022
Date

FOR OFFICE USE ONLY

☐ Paid Amount: Waived non-profit Check # or CC conf# _____ By: Michelle Martin Date: 4/25/22

☐ City Services Required: ☐ Police ☐ Fire ☐ Public Works

Police Chief Date

CP & D Administrator Date

Fire Chief Date

Public Works Director Date

APPLICATION: ☐ Approved ☐ Denied – If denied, state reason why:

CONDITIONS OF APPROVAL (use additional sheet, if necessary):

City Clerk's Office Signature: _____ Date: _____

E-MTB Demo at Maryland Mountain

Site Plan

The Boulder Mountainbike Alliance (BMA) will use one 3x8' table and one 10' x 10' tent at the Hidden Treasure Trailhead. The tent will be anchored with weights. The tent will be next to the hawk statue and not blocking the restrooms, trail or parking lot. We will not require portable toilets. We will not be using any cooking or heat sources. We will not serve alcoholic beverages. If our event creates any trash, we will pack it out.

Our event will bring approximately 25 people to the trailhead and trails over the course of 2 rides. Our tent will be to have a presence at the trailhead to talk to other trail users who would like to know more about BMA and the trail system at Maryland Mountain.



The set up will be like what we did in May 2021, but with only 1 tent.

